



14 Watercress Place, Horsham

Guide Price £525,000

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Horsham

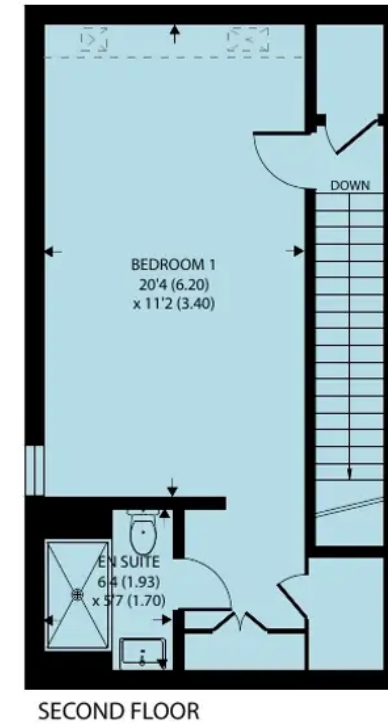
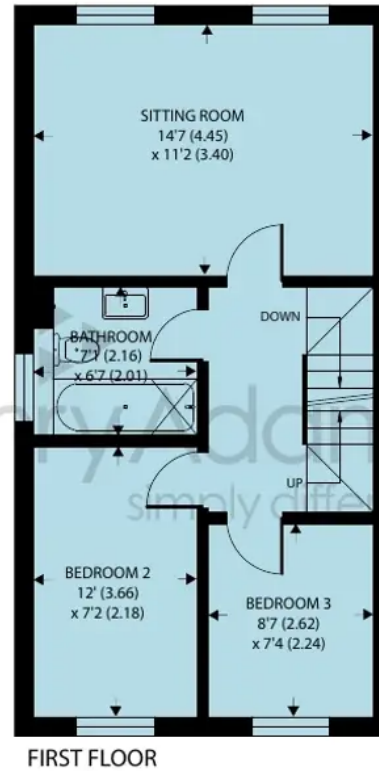
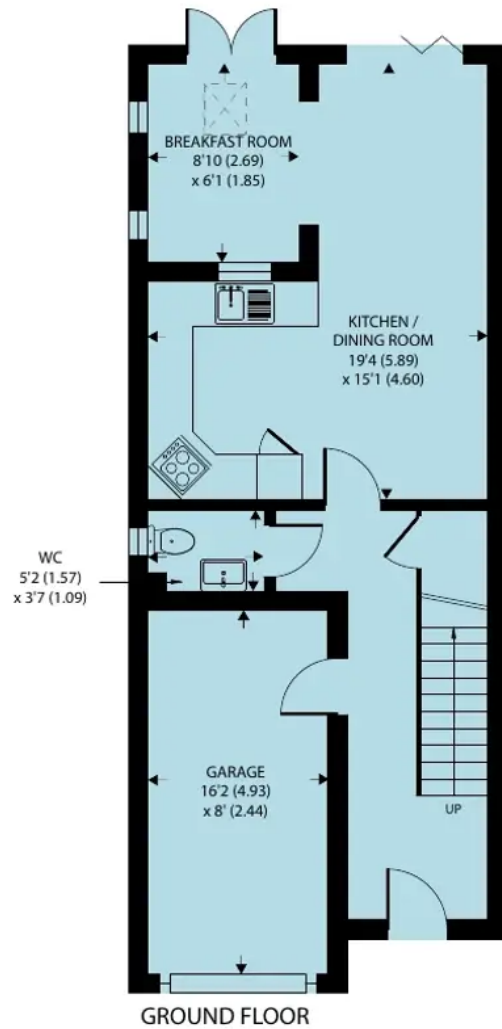
This end of terrace property has spacious living and bedroom space over three floors including a fantastic open plan kitchen/dining/family room on the ground floor, the heart of the home to enjoy socialising with family and friends. It also benefits from a sky lantern, bi-fold and French doors to the garden terrace allowing plenty of natural light. The kitchen features a range of white wall and base units with a contrasting dark worksurface. The kitchen includes integrated appliances of fridge, freezer, Neff oven, gas hob, extractor fan and dishwasher. Also of note to the ground floor is a cloakroom.

To the first floor is a good sized sitting room with double windows overlooking the beautiful rear garden. There are further two bedrooms overlooking the front of the property and family bathroom. To the second floor, there is a large main bedroom with an en-suite shower room as well as an attic providing additional storage space.

The front of the property is attractively presented with driveway, garage and a border of hedges, trees and mature shrubs. The rear garden features a patio area, ideal for alfresco dining and is laid to lawn with borders and space for a garden shed.







Denotes restricted head height

14 Watercress Place, Horsham, RH13 6TT

Approximate Area = 1452 sq ft / 134.8 sq m (includes garage)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1470 sq ft / 136.4 sq m

For identification only - Not to scale



Key Features

- No Onward Chain
- Open Plan Kitchen/Living Dining Space
- Driveway Parking and Garage
- Three Bedroom Family Home
- Spacious Sitting Room
- Cul De Sac Location
- Access to Horsham Train Station

Location

The property is a short walk from Leechpool Woods providing scenic walks and play park. Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.