



2 Fordingbridge Close, Horsham

Guide Price £800,000

2 Fordingbridge Close

Horsham, Horsham

This individually architect designed family home is situated in a desirable central Horsham position with a short minute walk to the town centre via the Causeway, nearby Horsham park, the mainline train station and a selection of well-regarded local schools. The majority of the living/bedroom space is located on the ground floor and with an open outlook, this centres around a courtyard garden. There is generous first floor bedroom/studio space with an accompanying bathroom which ideal to use as a teenage space or even for a live-in relative with the convenience of the direct access from the front door.

To the ground floor, the reception hallway welcomes you and leads through to a second lobby which has an open aspect overlooking the central garden, this leads through to a generous and well-proportioned sitting room. There is a superb degree of light and airiness due to the large windows as well as ample space for a sitting/dining room set up. Further living space includes a separate dining room which is adjacent to the kitchen which has a range of wall and base cabinets and space for freestanding appliances. At the opposing end of the property is the bedroom space which includes three separate bedrooms, two of which have fitted wardrobe and cupboard space. There is also a bathroom with a separate cloakroom. To the first floor is an impressive landing space which could double up as a library/reading room or a work from home office space. This is adjacent to a generous bedroom/studio room which is an impressive 24 feet and has an aspect to the front of the property providing a light and airy feeling. There is also access to the storage space and further loft space.

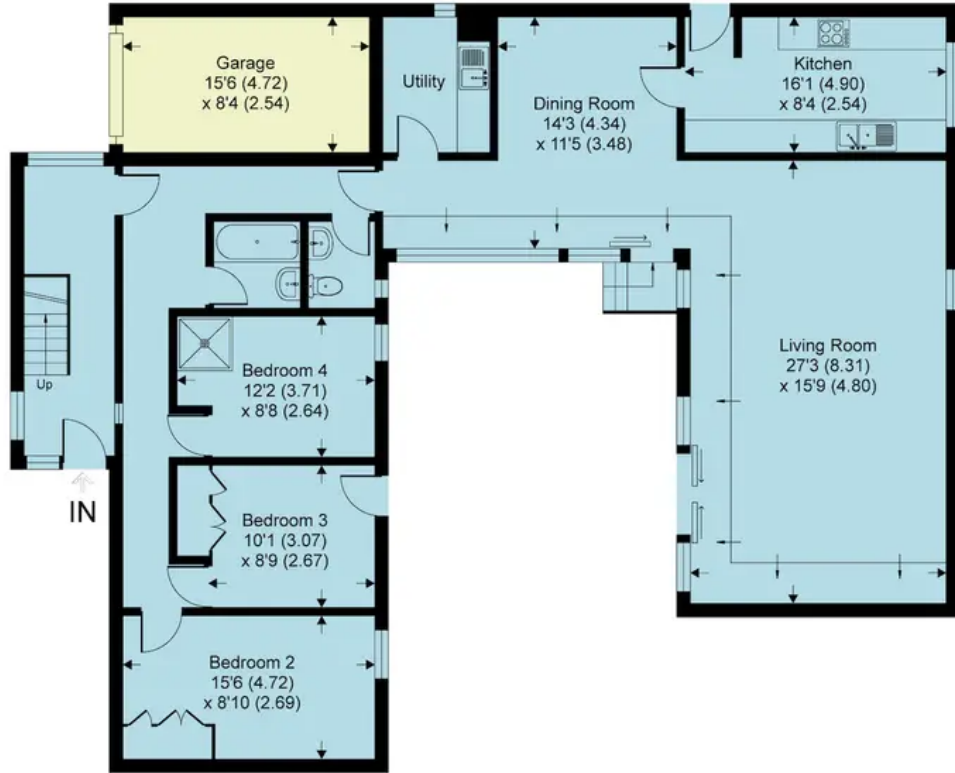
Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the



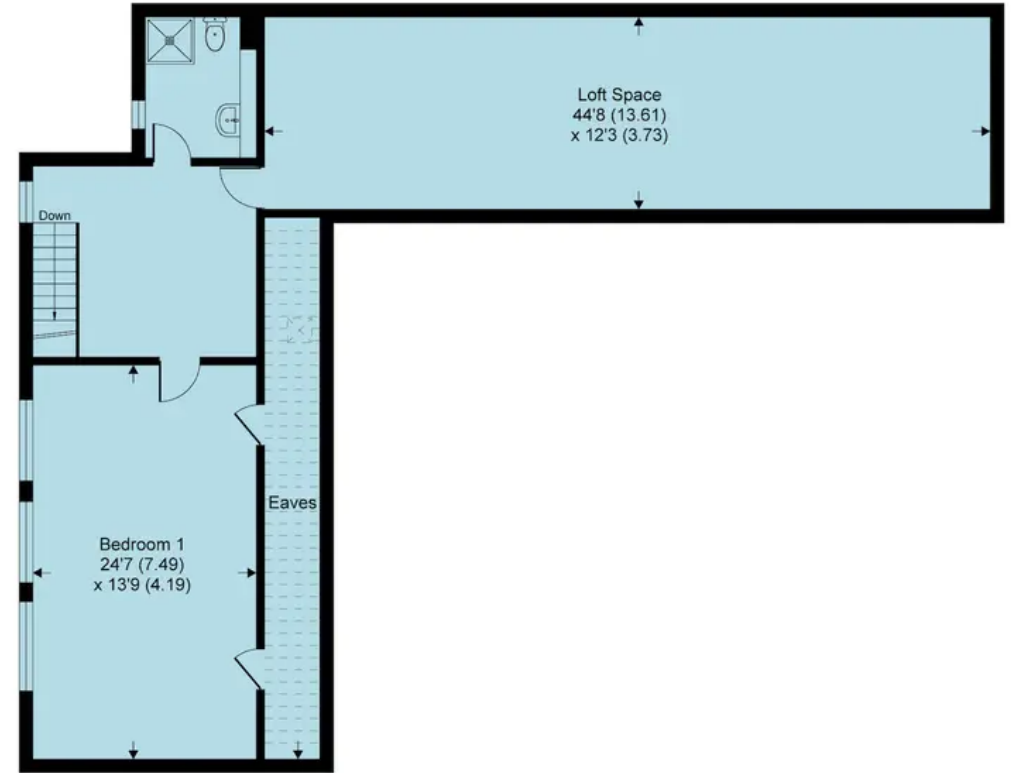
 = Reduced headroom

Fordingbridge Close, RH12

Approximate Gross Internal Area = 243 sq m / 2614 sq ft
Approximate Garage Internal Area = 12 sq m / 126 sq ft
Approximate Total Internal Area = 255 sq m / 2740 sq ft
(excludes restricted head height)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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