



32 Avebury Close, Horsham

Guide Price £950,000

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Horsham, Horsham

This stunning family home has a well-thought out blend of living and bedroom space arranged over three floors and offers an impressive 3,124 sq.ft. of accommodation. It is also ideally located for access to well-regarded local schools, commuter routes to the capital and nearby Littlehaven mainline train station as well as Horsham town centre.

The main social hub of this family home is the modern and contemporary kitchen which has a range of wall and base cabinets with a contrasting Quartz work surfaces running throughout and a selection of high-end integrated appliances. Adjacent to the kitchen is a dining room which opens into the conservatory/garden room which has direct access to the garden terrace. Also of note to the ground floor is the well-proportioned sitting room which has a light and airy feel due to the double aspect as well as a feature fireplace.

To the first floor, there is an arrangement of four bedrooms, two of which have well-equipped en-suite showrooms and there is a family bathroom with a freestanding roll-top style bath, a wash hand basin and a low level WC. To the second floor, there is impressive space which features two further bedrooms of superb proportions as well as a shower room with a walk-in shower, wash hand basin and a low-level WC. This second floor space provides an ideal retreat for teenagers or overstaying guests.

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, St. Ignace's and St. Edmund's. The property is

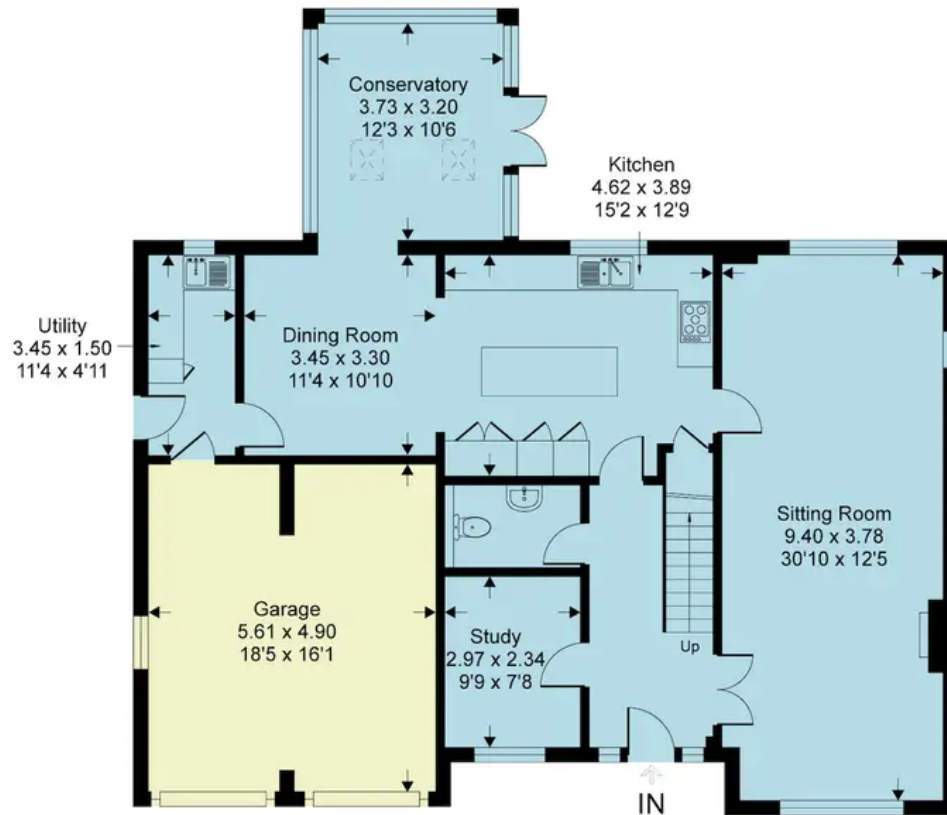


Avebury Close, RH12

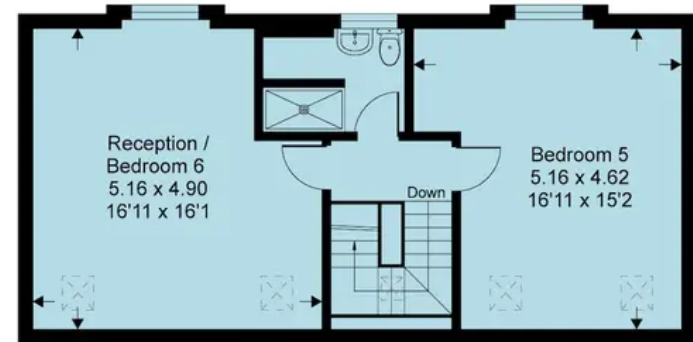
Approximate Gross Internal Area = 262 sq m / 2823 sq ft

Approximate Garage Internal Area = 28 sq m / 301 sq ft

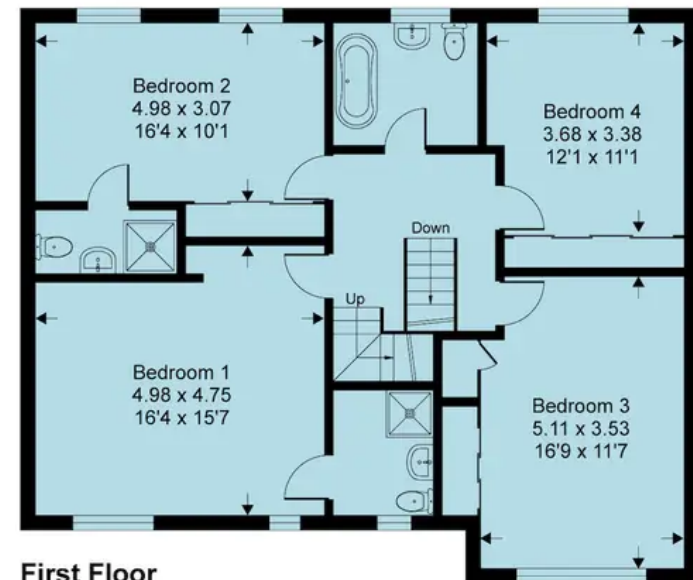
Approximate Total Internal Area = 290 sq m / 3124 sq ft



Ground Floor



Second 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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