



54 Chennells Way, Horsham

Guide Price £449,950

 Henry Adams  
estate agents

# 54 Chennells Way

Horsham, Horsham

This four bedroom link-attached property is situated in a quiet and discreet cul-de-sac in the North Heath area of Horsham which offers access to both Littlehaven and Horsham mainline train stations, a selection of well-regarded local schools, Horsham town centre and the local park.

To the ground floor, the reception hallway welcomes you and leads into a sitting room which has an aspect to the front of the property. There is an adjoining door to a separate dining room which has sliding doors leading out to the rear garden terrace. The kitchen has a range of wall and base cabinets complimented with contrasting work surfaces running throughout. There is space for freestanding appliances and a tiled floor. Also of note to the ground floor is a downstairs cloakroom.

To the first floor, the main bedroom enjoys an aspect to the front of the property and has a fitted wardrobe. There are three further bedrooms plus a family bathroom which has a wall mounted shower over the bath, a wash hand basin and a low-level WC set within a vanity unit, all complimented with chrome fittings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

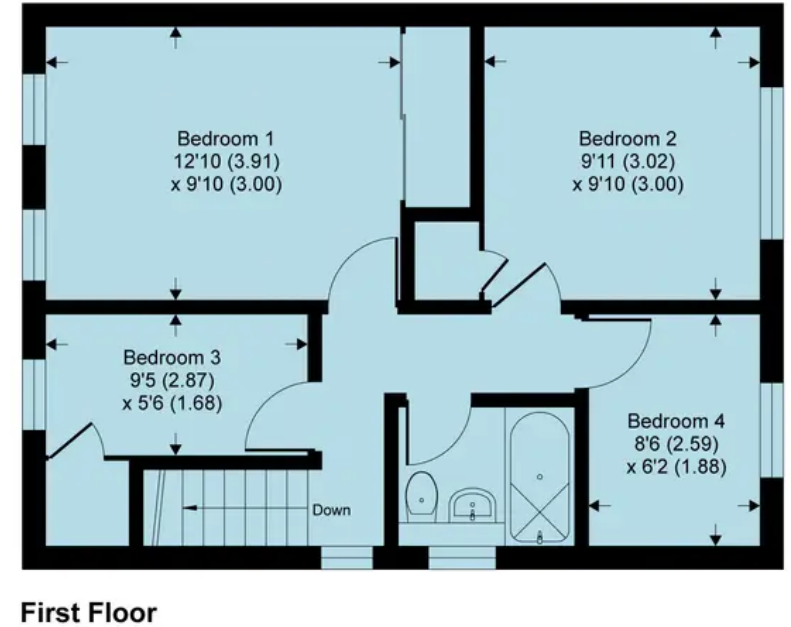
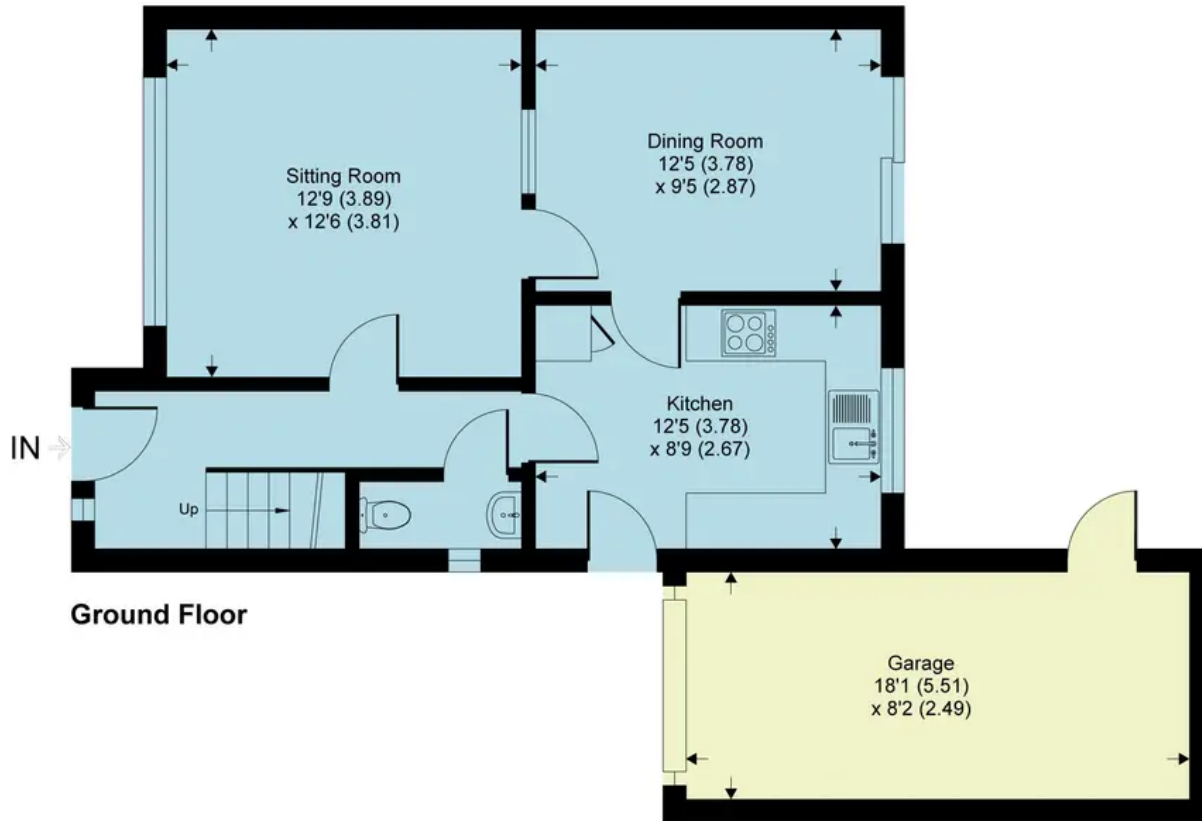
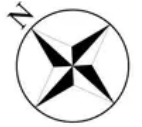
EPC Environmental Impact Rating: E

- Four bedroom family home
- Spacious sitting room
- Dining room
- Main bedroom with fitted wardrobe
- Family bathroom
- Summer house
- Rear garden with patio area



# Chennells Way, RH12

Approximate Gross Internal Area = 90 sq m / 973 sq ft  
Approximate Garage Internal Area = 14 sq m / 148 sq ft  
Approximate Total Internal Area = 104 sq m / 1121 sq ft



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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