



61 Ashleigh Road, Horsham

Guide Price £460,000

61 Ashleigh Road

Horsham, Horsham

This property is excellently located for access to Horsham town centre, the mainline train station, Horsham park and local amenities. There is a superb blend of living and bedroom space, that is presented to an excellent standard and well maintained. The house, being arranged over three floors, has the benefit of an integral garage, private southerly facing aspect courtyard garden, with further attractive communal gardens. To the ground floor, the reception hallway welcomes you and leads into the light and airy kitchen/dining room which has been updated superbly, with a modern and contemporary style, it has sliding doors opening directly onto the rear garden. There are wall and base cabinets with contrasting work surfaces, quality appliances, including an integrated oven and electric hob. Also of note to the ground floor is a cloakroom and direct access to the integral garage. To the first floor, the sitting room enjoys elevated views over the gardens and the large windows provide a superb feeling of light and space. The main bedroom has an aspect to the front of the property and generously spaced fitted wardrobes. To the second floor, there are three further bedrooms, two of which have fitted cupboard/wardrobe space. The family bathroom has a complete suite which is finished in white and complemented with chrome fittings and a heated towel rail.

Council Tax band: D

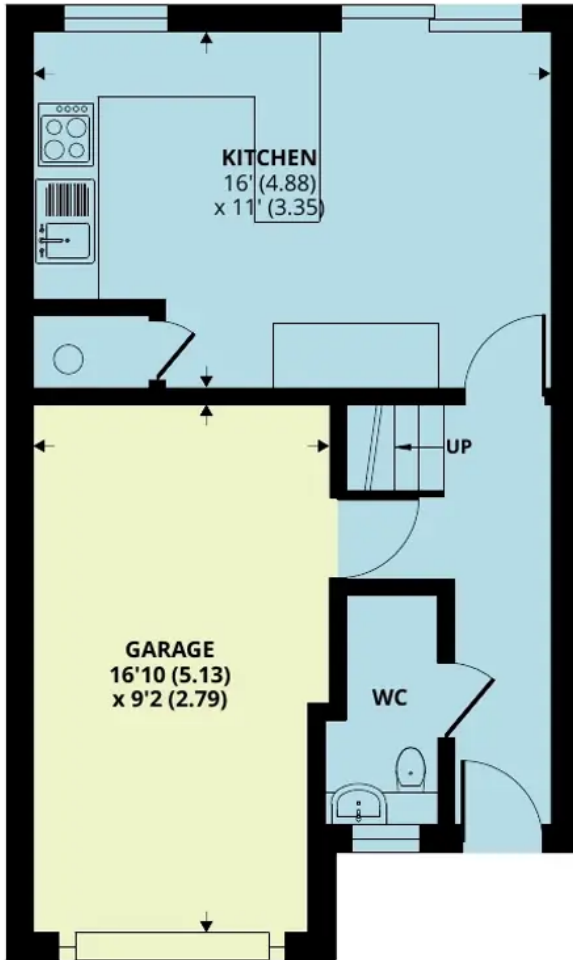
Tenure: Freehold

EPC Energy Efficiency Rating: D

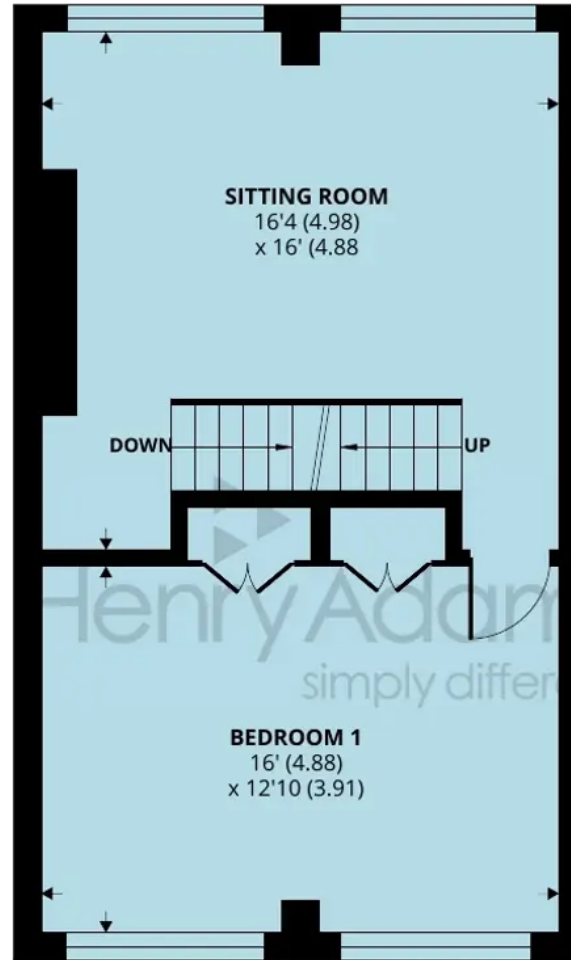
EPC Environmental Impact Rating:

- Four bedroom townhouse
- Updated kitchen/dining room

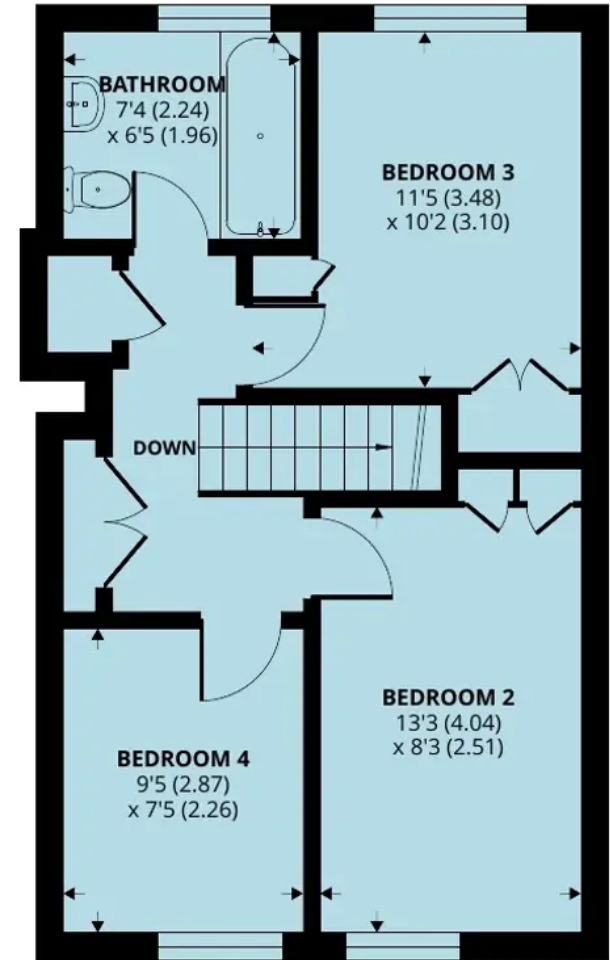




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

61 Ashleigh Road, Horsham, RH12 2LE

Approximate Area = 1297 sq ft / 120.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Henry Adams. REF: 956858



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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.