



## The Maples, Spencers Place, Horsham, West Sussex RH12 2EZ

A unique and individual opportunity to acquire a detached chalet style bungalow with a large separate workshop.

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- ▶ Detached chalet style bungalow
- ▶ Kitchen/breakfast room
- ▶ Rear garden with patio area
- ▶ Driveway parking for several vehicles
- ▶ Access to Horsham town centre
- ▶ Sitting room with a fireplace
- ▶ Dining room
- ▶ Large workshop
- ▶ Access to well-regarded schools
- ▶ Good commuter routes

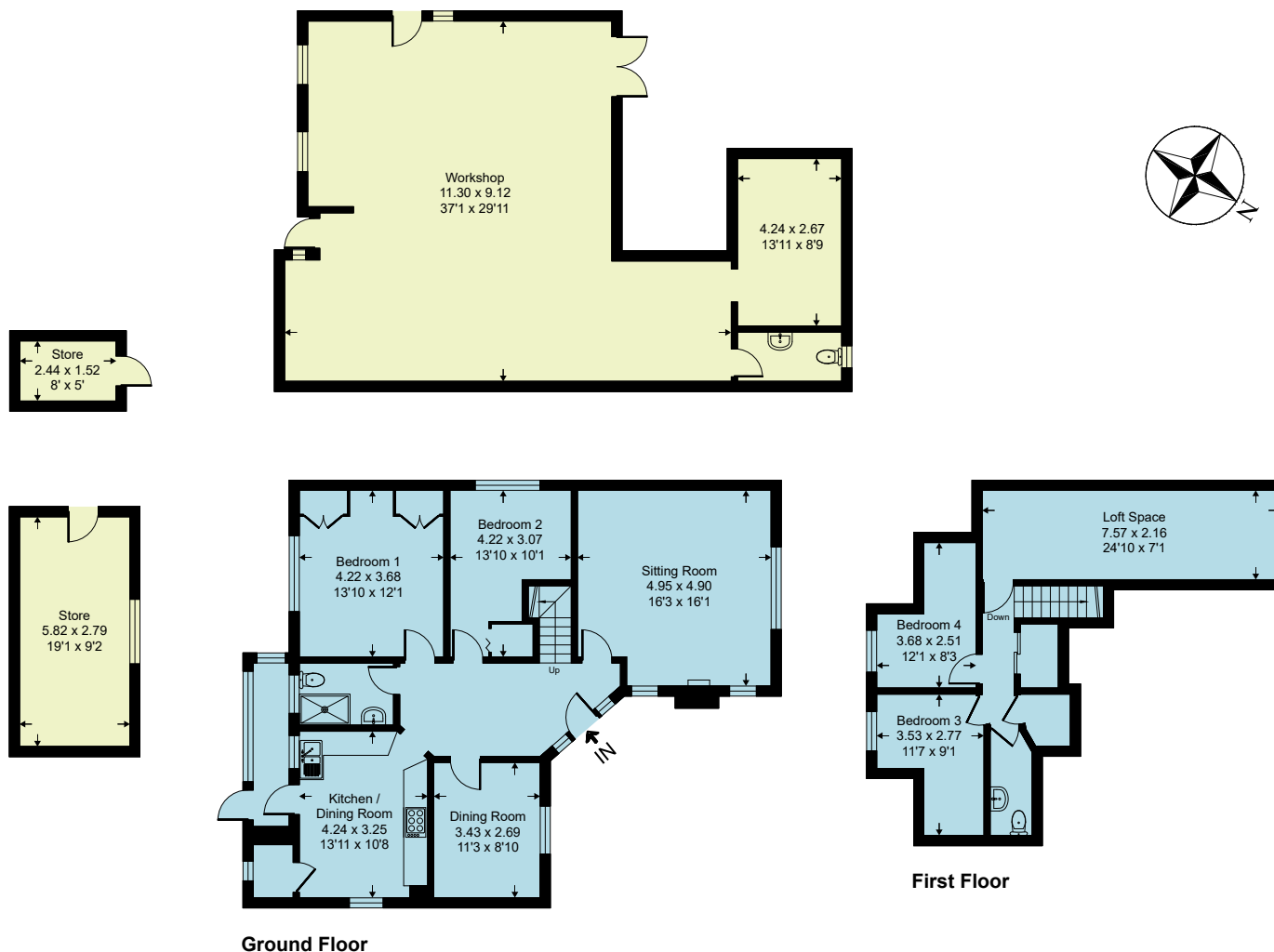
This detached chalet style bungalow is situated in a central Horsham position and occupies a generous plot as well as having a detached separate workshop and further store space, making it ideal for home hobbies and interests, further development or commercial use (subject to planning consents). The property is ideally located for access to Horsham town centre, nearby countryside, a selection of well regarded local schools and commuter routes to the capital.

To the ground floor, the property has a large and welcoming reception hallway which leads to a sitting room which centres around the working fireplace. There is a separate dining room and a kitchen/breakfast room with access to the rear garden. There are two bedrooms to the ground floor as well as a staircase leading to the first floor where there are two small bedrooms plus access to the loft space.



# Spencer Place, RH12

Approximate Gross Internal Area = 140 sq m / 1511 sq ft  
Approximate Outbuildings Internal Area = 116 sq m / 1250 sq ft  
Approximate Total Internal Area = 256 sq m / 2761 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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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.

## Outside

The property features a blocked paved driveway that provides space for several vehicles and leads to the workshop. The front garden is laid to lawn and has a selection of beds and borders with shrubs and planting. The detached workshop is of a substantial size and an ideal opportunity for various uses, it has power, lighting and also a cloakroom/toilet. The rear gardens are also laid to lawn and there is a patio terrace area and further outbuildings as well as a vegetable plot and greenhouse.

## Situation

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 Downlink 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.

