



Redford Avenue, Horsham, West Sussex, RH12 2HJ.
Guide Price £600,000 Freehold


MARTIN & CO

- Refurbished Family Home
- Engineered Oak Flooring
- Re-Designed Kitchen / Family Room
- West Facing Garden over 150ft
- Backing onto River Walk
- Off Street Parking
- Outbuildings with Potential
- No Chain Above
- EPC D
- Viewing Recommended
- New Boiler and Electrical System in 2021

The current owners of this family home have completely transformed the property upgrading throughout.

With engineered Oak floorings giving a seamless flow across both floors, the house is a welcoming space ideal for families looking for a forever home to grow into.

The accommodation has been improved with bright entrance hallway with views through into the gardens. A large living room with pleasant bay window overlooking the front gardens.

The kitchen family room has been completely modernised with a contemporary feel and having been opened into one space this gives flexibility on how you use the dining/family area.

There are double glazed French doors opening onto the patio terrace and also a side door giving access to the outer lobby area with doors to the front and rear, perfect for



children and pets to access the house.

There are two store cupboards with the opportunity to create a home office or further potential subject to planning consents. The ground floor accommodation is completed with a useful downstairs wc.

Moving to the first floor landing, giving access to three good sized bedrooms and the family bathroom has now been transformed into a luxury oasis with a fitted bath, close coupled wc, contemporary sink unit set on storage drawers plus the addition of a fully tiled shower cubicle with fitted shower and rainfall head.

Outside

At the front of the property there is a driveway for one vehicle although the front garden has been landscaped to give a lovely touch of colour with flowering shrubs, this area could be further landscaped to provide extra parking if necessary.

One of the main feature of this beautiful home are the expansive 150ft plus West facing gardens, zoned with lawn areas and borders, a pathway leads you through the mature gardens giving a high degree of privacy and a countryside feel yet set so close to the town centre.

The gardens back onto River Walk, a lovely part of Horsham for walking the dog and enjoying the fresh air.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



Material Facts

The house is Freehold

The boiler was replaced in 2021 - paperwork available

The property has been rewired in 2021 - paperwork available

Council Tax Band D

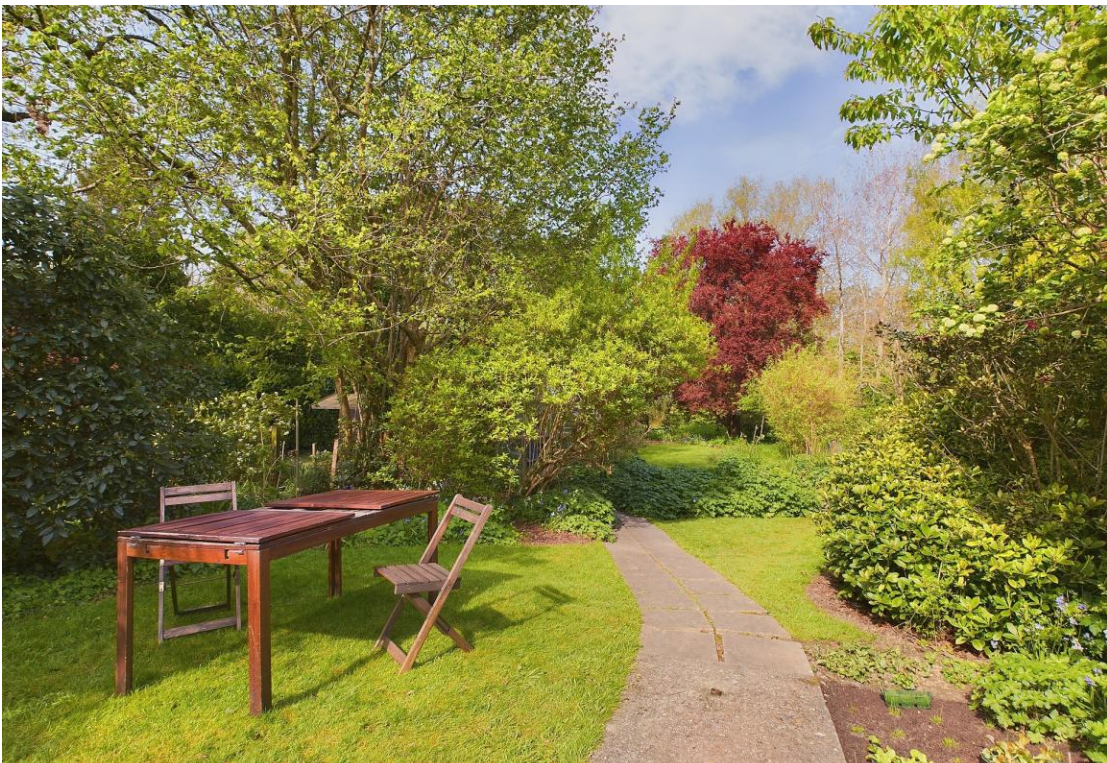
For viewing arrangements please contact

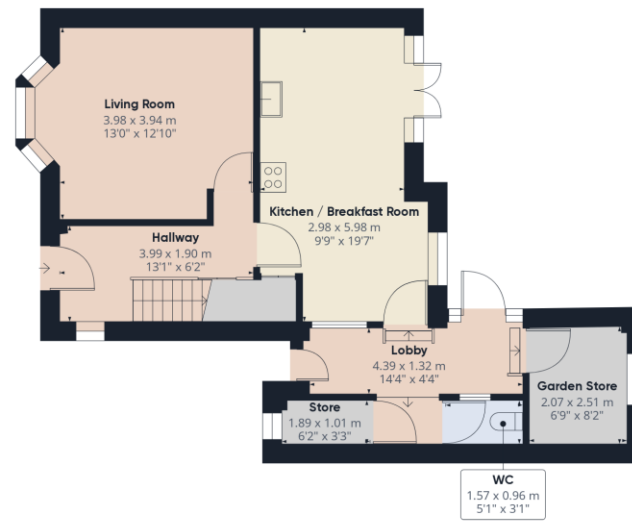
Martin & Co – Horsham

01403 248222

horsham@martinco.com



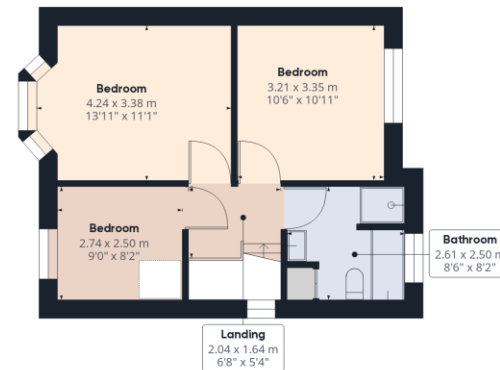




Ground Floor

Approximate total area⁽¹⁾

100.85 m²
1085.55 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>