



33 The Crescent, Horsham

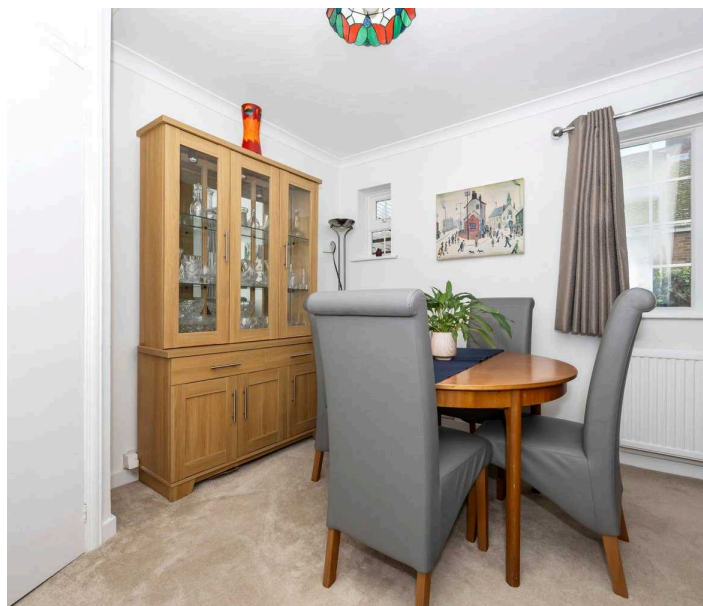
Guide Price £825,000

The Crescent

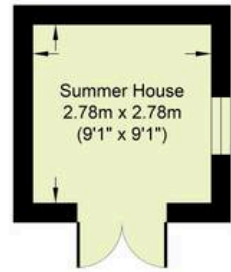
Horsham, West Sussex RH12 1NA

This superb four bedroom detached family home is situated in a desirable position with access to well regarded local schools, nearby Horsham town centre, the mainline train station and the countryside. It also is ideal located for commuter routes to the Capital and Gatwick Airport and has a generous rear garden which includes a modern garden room/studio. To the ground floor; a reception hallway welcomes you and leads into a fabulous sitting room which has a light and airy feel with sliding doors leading to the conservatory where you can enjoy fine views over the rear gardens. The kitchen has a range of wall and base cabinets with contrasting work surfaces running through, there is the benefit of a set up breakfast bar and at tiled floor runs through. There's an adjoining utility lobby and a convenient downstairs cloakroom. Further living space continues to the ground floor with a separate dining room and the fourth bedroom is also ideally located to be used as a further family space or study. The ground floor bathroom has a modern and contemporary style and features a Jacuzzi style bath along with a separate walk-in shower, a low level WC and a wash hand basin - all finished with quality chrome fittings. A further double bedroom completes the ground floor.

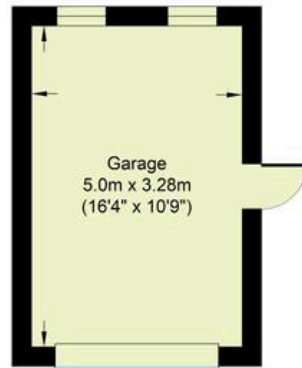
To the first floor there are two well proportioned bedrooms; one of which has excellent fitted wardrobe space and enjoys views over the rear gardens, there is also a large walk-in cupboard space and a separate family shower room which has the benefit of a walk-in shower, low level WC and a wash hand basin - all of which is finished to modern style with chrome fittings.



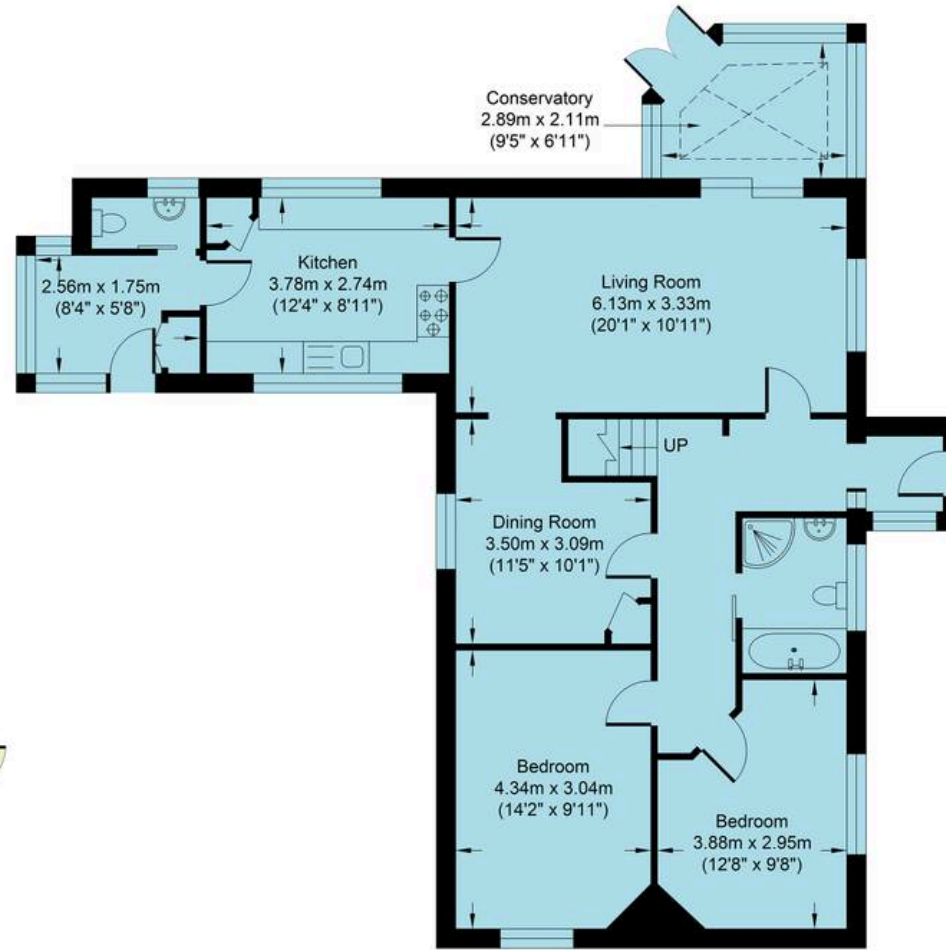




OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

The Crescent

Approximate Area = 1646.11 sq ft / 152.93 sq m

Outbuilding & Garage = 259.73 sq ft / 24.13 sq m

Total = 1905.85 sq ft / 177.06 sq m

For identification only - not to scale





There is driveway parking that provides space for several vehicles and leads to the detached garage which has an up and over door. There is a patio terrace area at the rear of the property which is ideal for outdoor dining within the summer months and steps lead down to a large expanse of lawn which runs down to the modern and contemporary Garden room/studio, this has been superbly finished and has a power supply and insulation for all weathers. Double doors open onto the decking area which is a further sociable space for outdoor dining and entertaining.

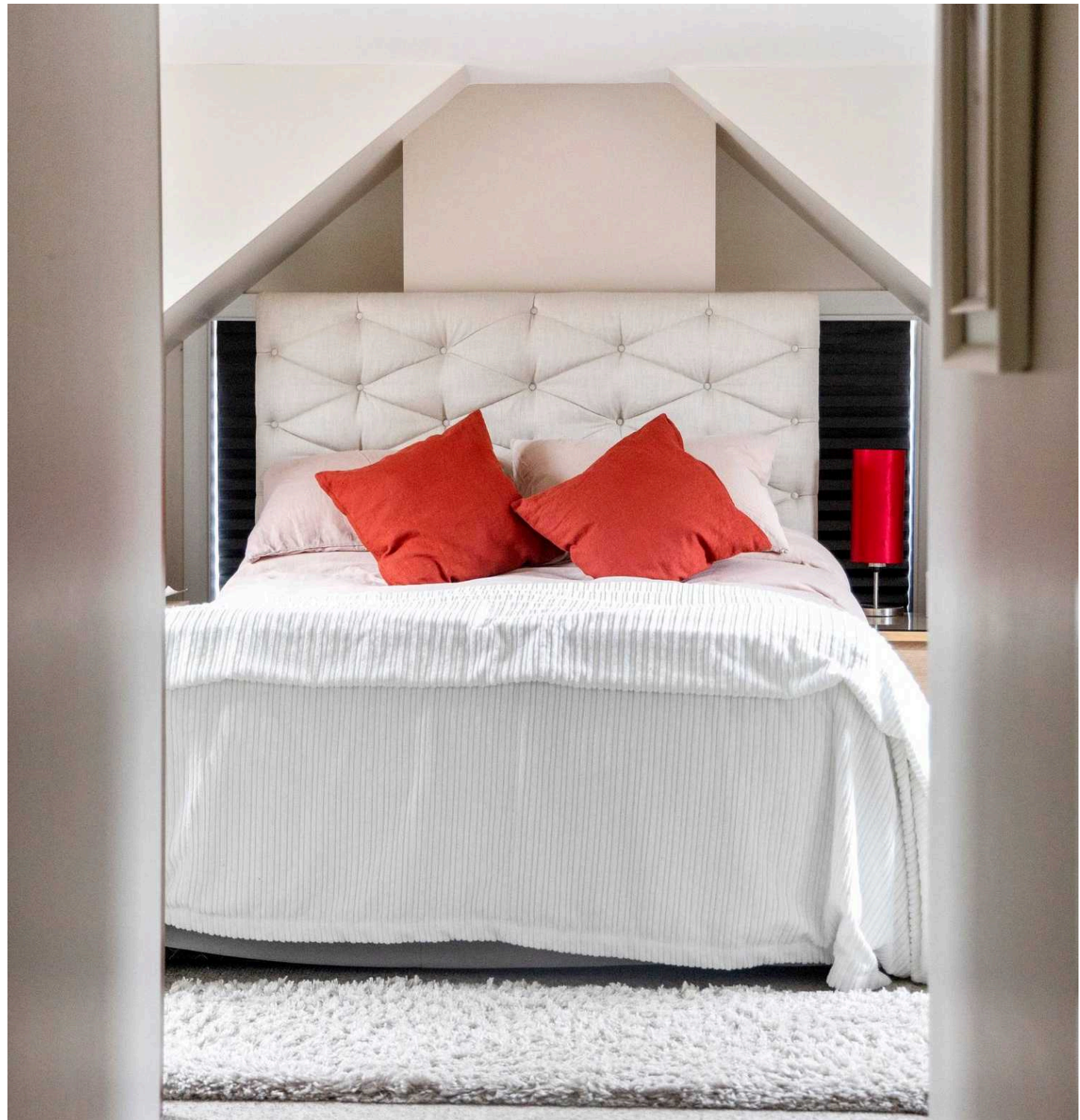
- **Four Bedrooms and Versatile Accommodation**
- **Two Bathrooms**
- **Generous Rear Garden**
- **Modern Garden Room/Studio**
- **Garage and Ample Parking**
- **Nearby Well Regarded Local Schools**
- **Access to Countryside**
- **Horsham Town Centre Nearby**
- **Access to Mainline Train Station**

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







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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.