



Fern Way , Horsham, West Sussex, RH12 5XE.
Guide Price £370,000 Freehold


MARTIN & CO

- Three Bedrooms
- Modern Kitchen and Bathroom
- Lovely Garden
- Open and Airy Accommodation
- Close to Local Amenities
- Local Schools Nearby
- EPC C
- Ideal First Time Purchase
- Viewing Recommended

Set back from the road this well presented terrace home has a lawned front garden with pathway giving access to the entrance porch, in turn leading into the bright living room with wood composite floor.

This room leads into the kitchen/breakfast room fitted with a range of wall and base units with central island, the perfect place to entertain your guests or family.

A door leads out directly into the garden.

Moving to the first floor there are three bedroom, two of these being double room with the main bedroom having a fitted wardrobe. The family bathroom is a modern white suite.



Outside

The garden is one of the homes main features being a good size with access at the rear that takes you to the car parking area.

This home also has its own garage in block and a allocated parking space, a real benefit in our view. There is also unallocated parking un the road.

Location

Fern Way is a popular residential road situated in North Horsham with easy access to local shops and amenities. Littlehaven station is just over a mile distant with Horsham town and mainline station also within reach.

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.

Littlehaven Station offers direct access to London Bridge in just over an hour.

Viewing Recommended via owners agents

Martin & Co – Horsham Branch
01403 248222



Material Facts

Price: Guide £370,000

Tenure: Freehold

Council Tax Band: Band D

Horsham District Council

EPC Rating C

Property Type: Terrace House

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas central heating to radiators

Broadband information: Between 11 Mbps and 279 Mbps

Fibre to Cabinet

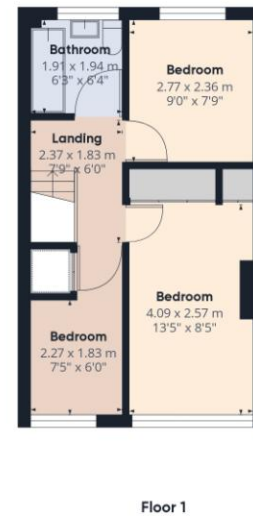
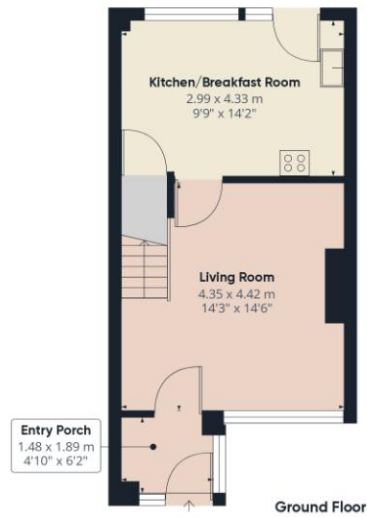
Mobile Coverage: Good with EE Check with other providers

Parking Type: Garage in Block plus Allocated Parking Space

Flood/Erosion Risk:
River and Seas : None
Surface Water: Low







Approximate total area⁽¹⁾

79.17 m²
852.18 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Martin & Co Horsham

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