



**Churchill Avenue, Horsham, West Sussex, RH12 2JR**  
Guide Price £500,000 Freehold



- No Chain Above
- Three Bedroom Family Home
- Opposite Lovely Green
- Potential to Improve
- Garage and Parking
- Gas Central Heating
- EPC tbc
- Southwest Facing Garden
- Extended Accommodation
- Viewing Recommended

This extended three bedroom semi detached property is located on the ever popular west side of Horsham, set overlooking a lovely green and being only a short distance from Horsham town centre and mainline station. Offered with no chain above and whilst in need of modernisation, huge potential to create a forever family home.

Upon entering this home, the hallway gives access into both the kitchen and front aspect sitting room, this room with feature fireplace and bay style window with view towards the green. Double doors lead you through to the dining room, in turn a sliding door leads you into the useful garden room with access out onto the patio area.

The kitchen is fitted with a range of wall and base units with space for appliances, fitted breakfast bar, inset sink unit, fitted oven and hob.



There are doors into both the dining room and garden room, several homes locally have opened this room out into the dining room to create a larger open area. Subject to the local planning and building consents this offers huge potential to those looking for a more modern layout.

Moving to the first floor there are three bedrooms, two being double rooms. The bathroom is fitted with a white suite and has a shower above the bath. There is a separate wc.

#### Outside

The property enjoys gardens to the front and rear with the latter benefitting from a southwest aspect and having a high degree of privacy.

The front garden overlooks the pretty green making this one of the most sought-after locations locally.

Also of note is that this home is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

There is a detached garage approached via shared driveway with further parking at the front of the property.

#### Material Facts

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: Band E

Horsham District Council

EPC Rating tbc

Property Type: Semi detached house

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central Heating, boiler to radiators

Broadband information: Between 9 Mbps and 1000 Mbps

Fibre to the Property available

Mobile Coverage: Good with O2 and Average with other providers based on indoor calls

Parking Type: Garage and driveway

Flood/Erosion Risk:

River and Seas : None

Surface Water : Low Risk



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.

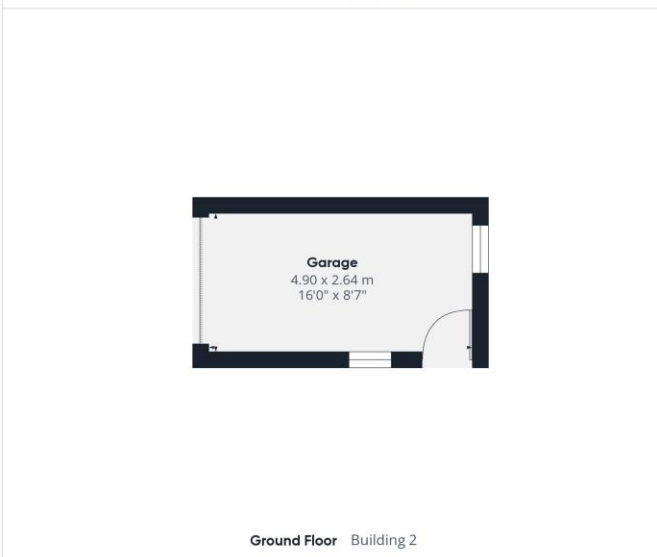
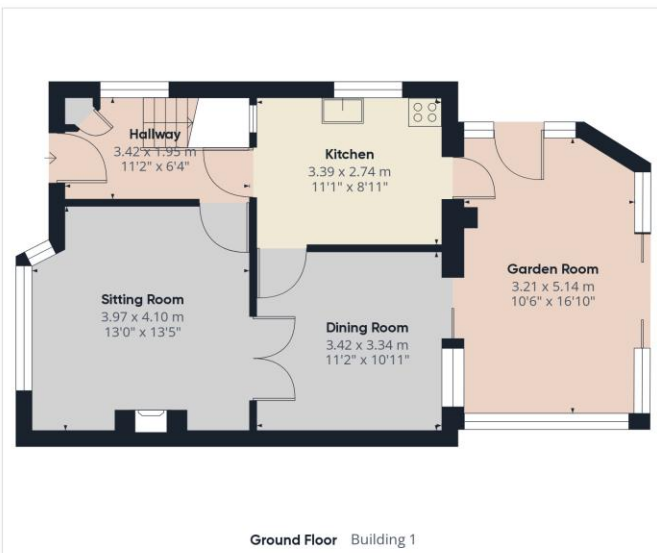
There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

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.







**MARTIN&CO**

**Approximate total area<sup>(1)</sup>**  
 114.4 m<sup>2</sup>  
 1231.4 ft<sup>2</sup>

(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.

**GIRAFFE360**

## Martin & Co Horsham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

