



Agate Lane, Horsham

Guide Price **£600,000**


Henry Adams
estate agents

Agate Lane

Horsham

Offered with No Onward chain is this delightful three to four bedroom link detached cleverly extended chalet bungalow situated in a sought after location in Agate Lane in Horsham. This property is presented to a good standard and offers light and spacious accommodation over two floors with hard floors throughout the downstairs. The property impresses from entering with a spacious entrance hall leading through the property with a sitting room to the left-hand side. This sitting room has hard floors and a feature bay window to the front of the property. On the right-hand side is a further room to be used as a bedroom or further reception to suit the purchaser. There is a further bedroom and then family bathroom opposite again presented to a good standard. There is a further dining room at the back of the property along with the well presented kitchen. These two rooms could be opened up to create a open plan kitchen/breakfast room if required. Upstairs the property impresses further offering a principle bedroom and ensuite presented to a good standard and with plenty of light.





GROUND FLOOR



FIRST FLOOR

Agate Lane

Approximate (Including Garage & Excluding Eaves) Area = 1412 sq ft / 131.2 sq m
 Total = 1412 sq ft / 131.2 sq m
 For identification only - not to scale





Outside the property offers a nice outlook to the front with a stone gravel driveway which offers parking for several cars with grass verge to the left. This in turn leads to the garage and front door. There is side access to the rear garden. From the back of the property there are door leading onto the patio which offers a large area perfect for al-fresco dining. There is then a lawned area made private by a mixture of trees and shrubs.

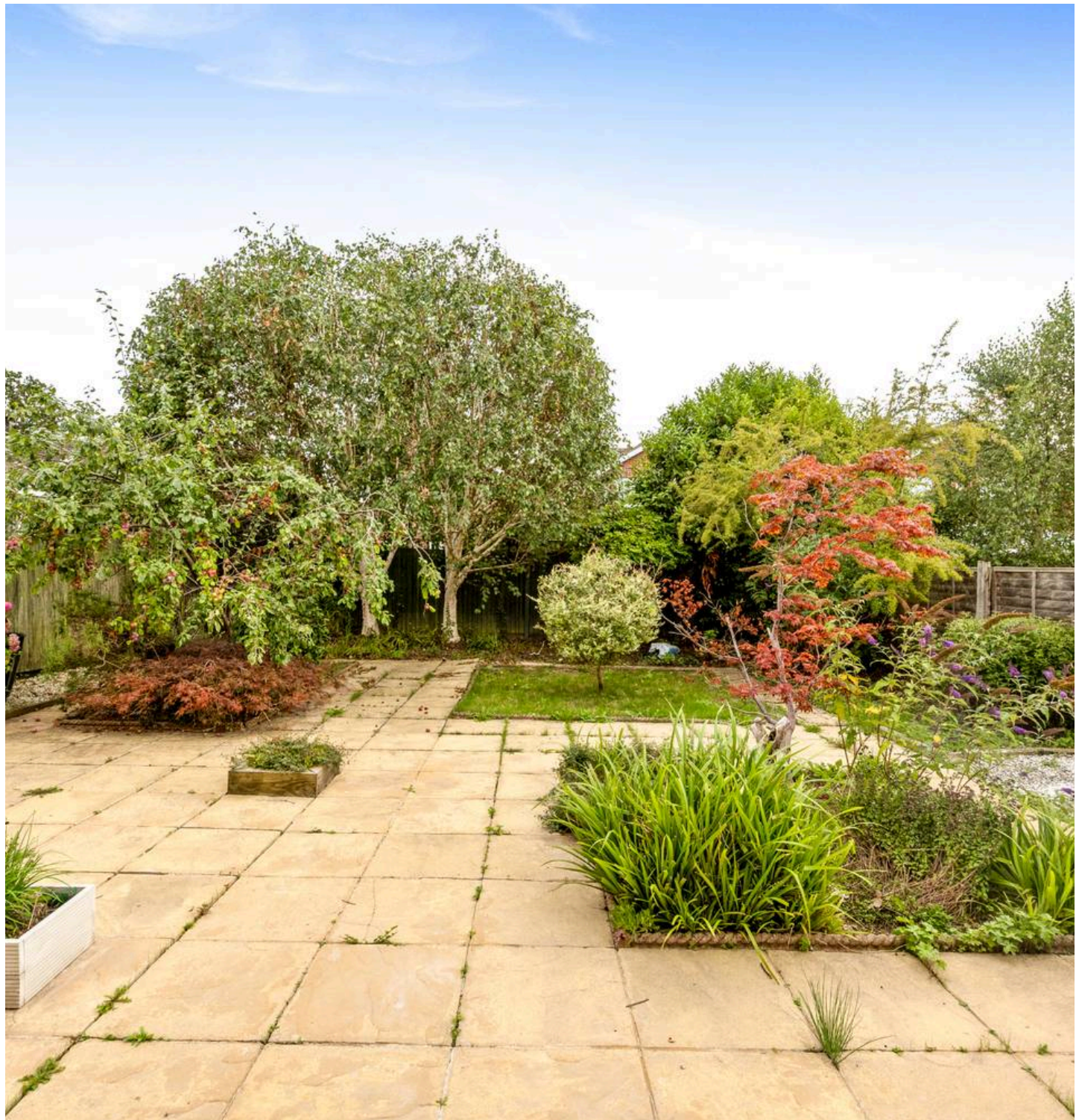
Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main 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 and there are various themed events throughout the year.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.