



Bethune Road, Horsham, RH13 5JN
Guide Price £495,000 Freehold

MARTIN&CO

- Extended three bedroom semi detached house
- Flexible ground floor office or bedroom
- Kitchen / Dining room with French doors to garden
- Sitting room with bay window
- Main bedroom with ensuite shower room
- Off street parking
- Large rear garden with decked area
- EPC C

This extended and well balanced three bedroom semi detached home offers flexible family accommodation, generous living space and one of the larger gardens you will find for this style of house.

The ground floor is where this home really stands out. The extension has transformed the layout, creating a practical and sociable kitchen dining space with direct access to the garden through French doors, making it ideal for everyday family life and entertaining.

The kitchen is well fitted with ample storage, worktop space and room for freestanding appliances.

To the front of the house is a comfortable sitting room with a bay window, while to the rear there is a versatile additional reception room currently used as a home office.



This room has previously been used as a bedroom and benefits from its own doors opening onto the garden, making it ideal as a ground floor bedroom, playroom or second sitting room depending on requirements.

A modern family bathroom completes the ground floor accommodation.

On the first floor, there are three bedrooms. The main bedroom benefits from an ensuite shower room and offers comfortable double proportions.

The second bedroom is a particularly generous double room, larger than is typically found in houses of this style, and easily accommodates a double bed along with substantial wardrobe furniture or additional storage.

A bay window enhances both the sense of space and natural light, making this an excellent principal bedroom alternative or a long term bedroom for older children.



The third bedroom is a practical single room, suitable for a child's bedroom, nursery or study.

Outside, the property benefits from off street parking to the front, along with side access leading to the rear garden.

The garden is a notable feature, offering excellent depth with a decked area directly from the house and a large expanse of lawn beyond, providing a private and usable outdoor space well suited to family life.

Well positioned for Horsham town centre, the mainline station and highly regarded local schools, this is a practical and adaptable home offering flexibility both now and for the future.

MATERIAL FACTS

Guide Price: £495,000

Tenure: Freehold

Council Tax band: C
Horsham District Council

EPC: C

Property type: Semi detached house

Mains services: Gas, electricity, water and drainage

Heating type: Gas central heating

Further information:

Broadband information:

Fibre to the property

Between 115 Mbps and 1,600 Mbps

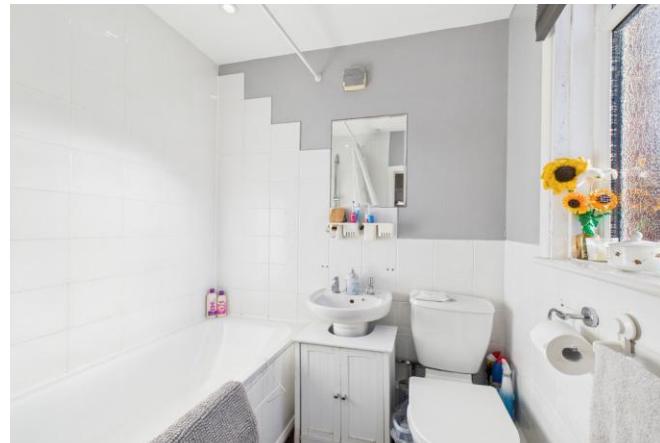


Mobile coverage:
Good with most suppliers

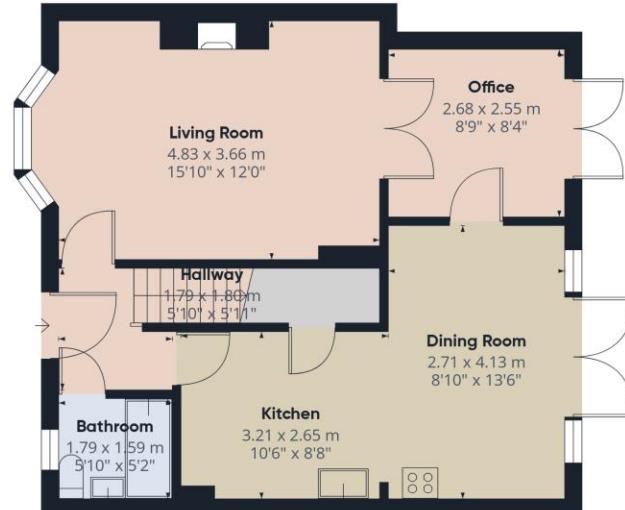
Parking type:
Off street parking

Flood/Erosion risk:
River and seas: Low
Surface water: Low

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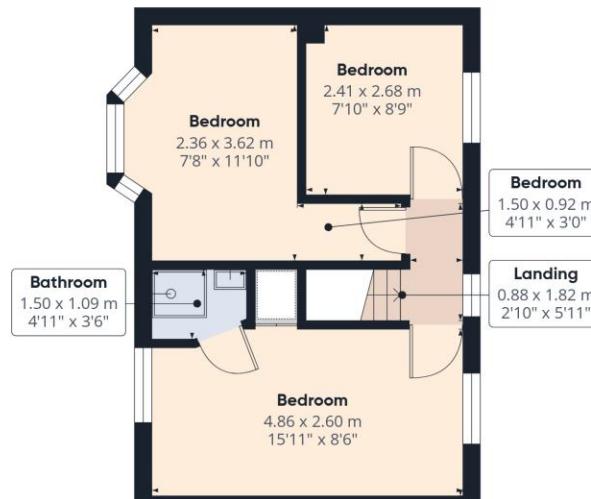
Ground Floor



Approximate total area⁽¹⁾

86.9 m²

934 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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