



Worthing Road, Horsham, RH12 1TD.
Guide Price £1,250,000 Freehold


MARTIN&CO

- Charming family home
- South West facing garden
- Gated in and out driveway
- Garage
- Four double bedrooms
- En-suite bathroom and dressing room
- Stunning kitchen/breakfast room
- Treble aspect sitting room
- Feature fireplace
- Study / Bedroom 5 and library area
- Lovely garden terraces
- Close to Horsham town centre
- EPC D
- Further potential to extend (subject to consents)



KERB APPEAL - An Arts and Crafts style detached family home situated within a ten minute walk of Horsham town centre with its range of independent boutiques, bakeries, coffee and gift shops alongside many national retailers.

This spacious and comfortable home comprises of 2,000 square feet, having been extended to maximise the living space and fully enjoy the beautiful and secluded south west facing gardens.



The accommodation in brief comprises an entrance hall leading through into a useful utility/boot room which has a door out onto the rear terrace.

A door then leads through into a peaceful area useful as a reading room or snug which in turn gives access into the kitchen/breakfast area.

The sitting room/dining room is an impressive space with feature fireplace and also enjoys a treble aspect with double glazed bay window to side, window to front and double doors leading out to the rear terrace. Off the hallway is a good size study which enjoys a rear aspect. This room can also be used as a fifth bedroom.

One of the main features of the house is the stunning kitchen/breakfast room with bi-fold doors leading directly out into the garden, with further doors leading out onto the south westerly facing morning terrace.

The kitchen is well fitted with a range of wall and base units, central island and enjoys the perfect inside/outside flow. The ground floor accommodation is completed with a cloakroom/wc.

Moving to the first floor, there are four good size bedrooms, the main suite has a dressing room and en-suite bathroom. The three remaining bedrooms are all a good size, perfect for family living.

The family bathroom completes this level. With such a high loft space there is potentially space to extend upwards if required (subject to planning consents)

Outside

This lovely home sits on a south westerly facing plot with gardens front and rear being well stocked with mature flower and shrub borders, level lawns and enjoying a high degree of seclusion.

The house is approached by a gated gravel driveway providing off street parking for numerous vehicles. The garage is of a particularly good size with space at the rear for a workshop area.

Situation

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.

Many purchasers move to this area due to the excellent schools both state and private including The Bohunt Academy, Millais and Forest, Tanbridge House, Christs Hospital, Farlington and Collyers Sixth Form college.

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), London Victoria (56 minutes) and London Bridge (1 hour). For road travel there is easy access to the M23 leading to the M25.

Viewings via owners sole agents
Martin & Co Horsham - 01403 248222

EPC Rating D







Approximate net internal area: 2035.13 ft² (2310.84 ft²) / 189.07 m² (214.68 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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