



Ashleigh Road, Horsham, West Sussex, RH12 2LE



**woodlands**





An excellent opportunity to own a substantial home on one of Horsham's most desirable roads. In the current owner's possession from new, this home offers flexible living accommodation, 4 double bedrooms, one of which features an en-suite bathroom and a generously sized, beautifully presented dual-aspect rear garden.

Set within easy walking distance of Horsham train station and town centre, this detached home with integral double-width garage and off road parking for several cars, is bound to appeal to families looking for the convenience of easy commuting whilst having the benefit of the towns amenities close by.

You are immediately struck with how light and spacious this property feels when you walk through the front door, with turned staircase immediately in front of you. To the right is a dual aspect large living room, offering views of the south-west facing garden. To the left is a well proportioned separate dining room and large kitchen with rear door leading to the garden. There is also a separate utility room that leads into a spacious double garage. A downstairs wc completes the ground floor accommodation. There is also scope to extend, subject to the relevant planning permissions, in order to enhance the living space or perhaps create a separate work space.

The first floor comprises 4 double bedrooms, some with fitted cupboards and the master en-suite is a great addition for any family. The first floor accommodation is completed by a well-appointed family bathroom.

The property is being sold with no onward chain, and viewing early is recommended, by appointment only.







Accommodation with approximate room sizes:

**ENTRANCE PORCH**

**ENTRANCE HALL 10'0 x 6'1 (3.05m x 1.85m)**

**DOWNSTAIRS CLOAKROOM**

**LIVING ROOM 21'8 x 12'7 (6.60m x 3.84m)**

**DINING ROOM 12'11 x 10'9 (3.94m x 3.28m)**

**KITCHEN 18'11 x 10'5 (5.77m x 3.18m)**

**UTILITY ROOM 6'5 x 5'1 (1.96m x 1.55m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 19'0 x 10'7 (5.79m x 3.23m)**

**EN-SUITE BATHROOM 7'4 x 5'9 (2.24m x 1.75m)**

**BEDROOM TWO 12'9 x 10'9 (3.89m x 3.28m)**

**BEDROOM THREE 12'9 x 9'5 (3.89m x 2.87m)**

**BEDROOM FOUR 13'0 x 10'9 (3.96m x 3.28m)**

**FAMILY BATHROOM 7'3 x 6'1 (2.21m x 1.85m)**

**OUTSIDE**

**FRONT GARDEN**

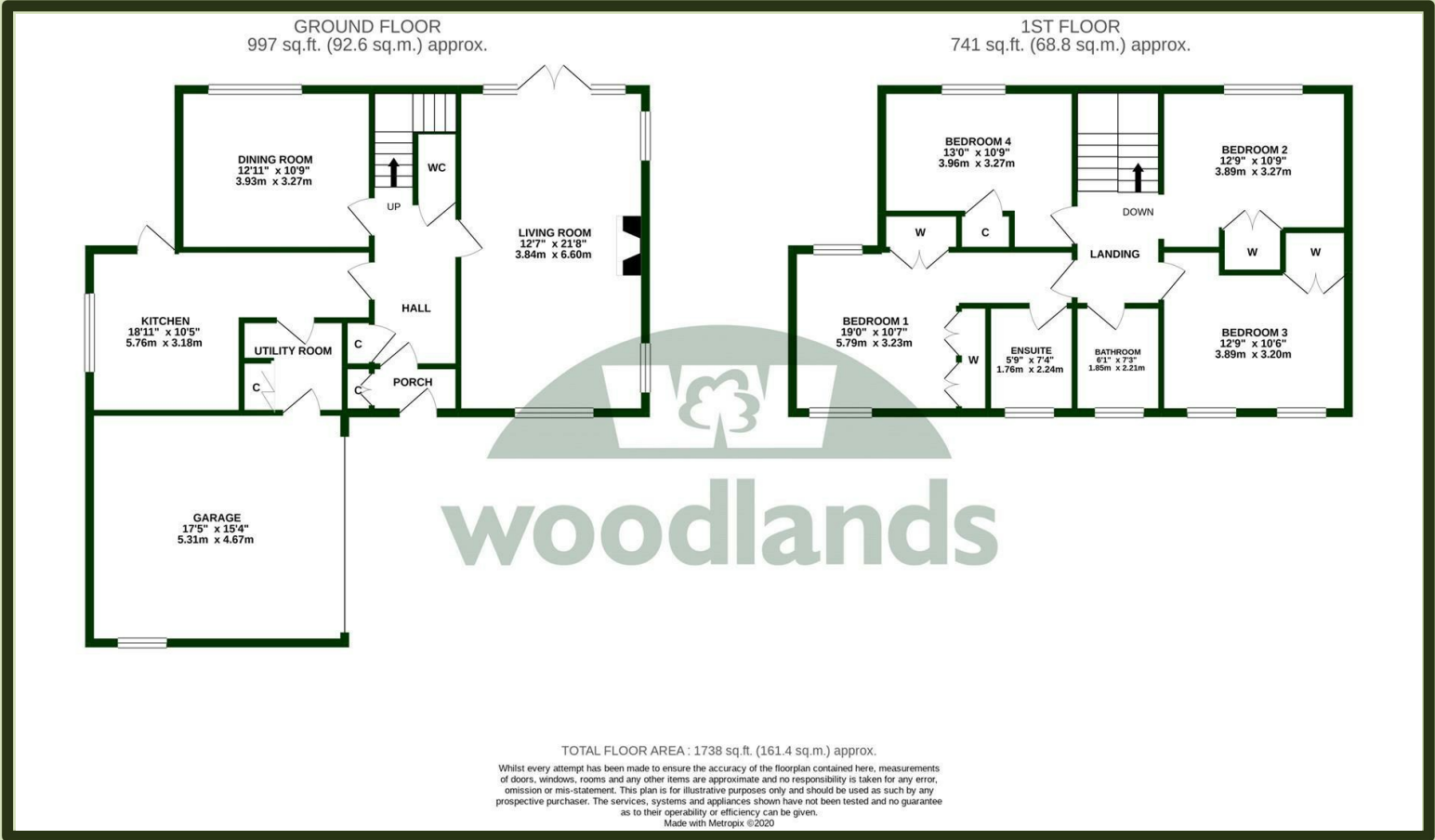
**GARAGE 17'5 x 15'4 (5.31m x 4.67m)**

**OFF ROAD PARKING FOR SEVERAL CARS**

**REAR GARDEN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**LOCATION:** The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria and London Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as the redeveloped Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Boys Schools, Farlington Girls School, Pennthorpe and Cottesmore.

**DIRECTIONS:** From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimbleshurst Road and then first left into Ashleigh Road.

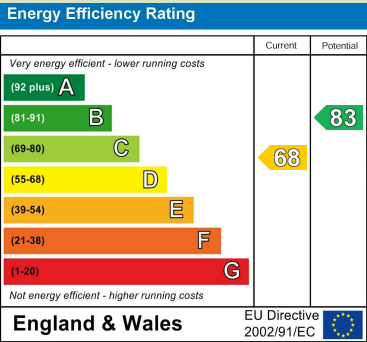
**COUNCIL TAX:** Band G

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.