



Hillside, Horsham, West Sussex, RH12 1NG



woodlands





A three bedroom, two reception room semi detached family home offering scope to extend, with a west facing garden measuring over 150ft. The property is situated on an exclusive residential road, within easy reach of the railway station, town centre and excellent schools.

The front door opens into the entrance hall which has stairs leading to the first floor and doors opening to the dining room and lounge. The lounge is a generous space with fireplace and door leading out onto the paved patio area and extensive gardens. The dining room boasts a pleasant outlook to the front with bay window and the kitchen is located at the rear and is fitted with a range of floor and base units with space for a range of appliances and door to side aspect. Completing the ground floor is a handy cloakroom and utility area.

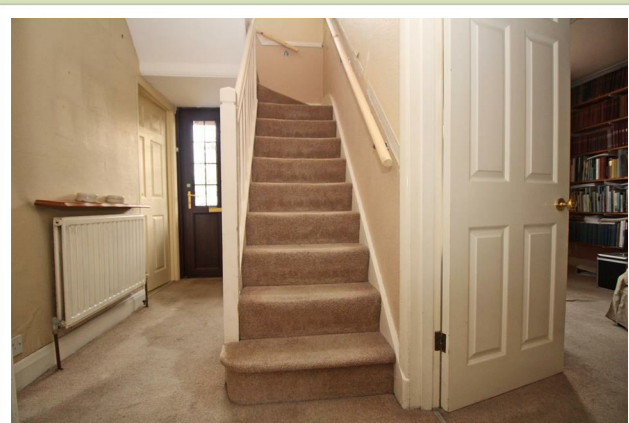
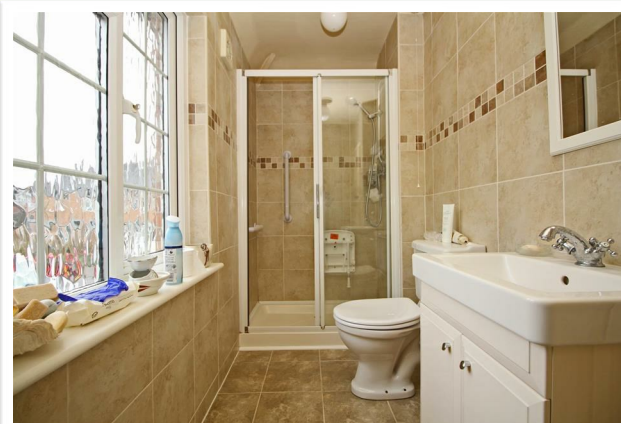
The first floor is arranged around a naturally lit landing. All three bedrooms have large windows with bedrooms one and two boasting built in wardrobes and there is a family shower room. There is also a boarded loft with loft ladder and two velux windows.

Outside, the large west facing garden is a particular feature of the property, boasting privacy and an open outlook. This provides excellent space for children to enjoy those summer days as well as providing areas that can be used for vegetable plots or patio areas to enjoy a more relaxing summer evening. The garden is mainly laid to lawn with mature trees and shrub borders as well as benefiting from having a garage. The overall plot size, along with the precedent set by adjoining properties, would suggest that the current property could be extended to the rear and potential loft conversion (stpp) for more bedrooms. There is also a driveway with off street parking.

An internal viewing is highly recommended to fully appreciate the location and what this property has to offer.







Accommodation with approximate room sizes:

**ENTRANCE HALL**

**CLOAKROOM**

**UTILITY AREA**

**DINING ROOM** 10'8" x 10'9" min 12'7" into bay (3.25m x 3.28m min 3.84m into bay)

**LOUNGE** 13'11" x 11' (4.24m x 3.35m)

**KITCHEN** 6'11" x 10'11" (2.11m x 3.33m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE** 12'9" to chimney x 11' (3.89m to chimney x 3.35m)

**BEDROOM TWO** 11'1" max x 10'8" min 12'7" into bay (3.38m max x 3.25m min 3.84m into bay)

**BEDROOM THREE** 7' x 11'1" (2.13m x 3.38m)

**SHOWER ROOM** 4'4" x 10'7" (1.32m x 3.23m)

**OUTSIDE**

**FRONT GARDEN**

**OFF ROAD DRIVEWAY PARKING**

**GARAGE**

**LARGE WEST FACING REAR GARDEN**

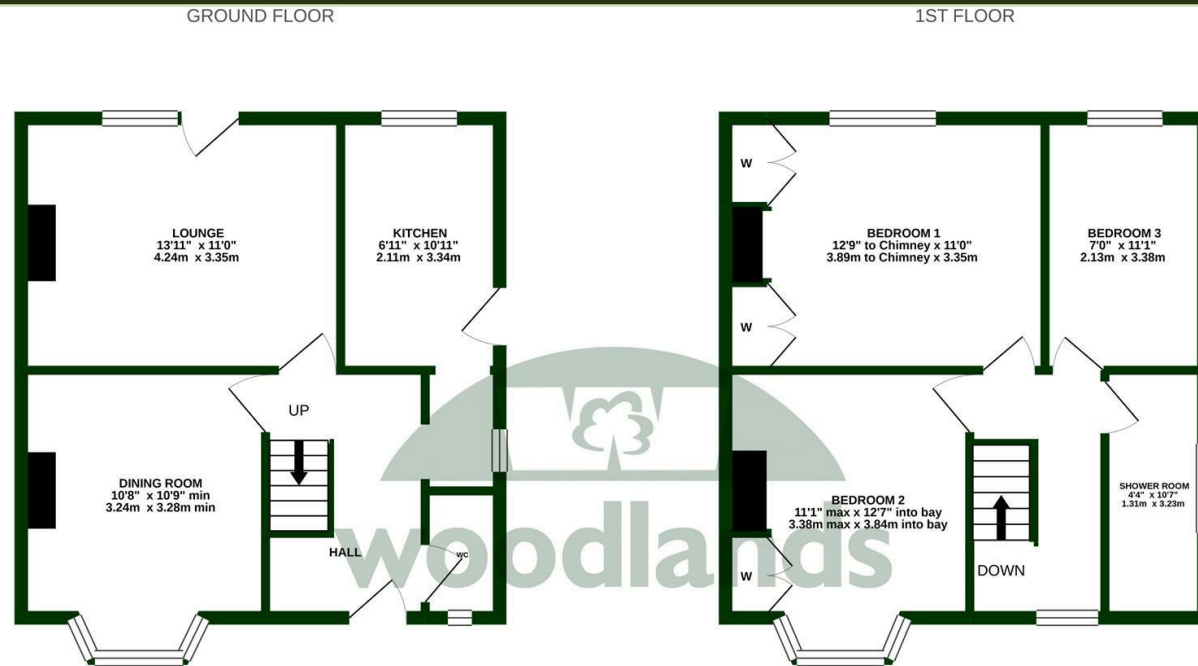
**DOUBLE GLAZED WINDOWS**

**GAS FIRED CENTRAL HEATING**

**NO ONWARD CHAIN**




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>67</p>	<p>8</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

**LOCATION:** The property is situated in this convenient and much sought after residential cul-de-sac, located in West Horsham less than half a mile from the town centre. Horsham's centre offers a varied and comprehensive range of shops, a vibrant restaurant and cafe culture and recreational facilities. Also within reach is Horsham's mainline station with its links to both London and Brighton. The area is well served by private and state schools of all age groups this includes the famous Christs Hospital school situated just a few miles to the south. The A24 Horsham bypass provides simple access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports (Gatwick being only approximately 9 miles away).

**DIRECTIONS:** From Horsham Town Centre turn left at the traffic lights onto Albion Way. Go straight across the roundabout and the first set of traffic lights. At the second set, turn right into The Bishopric. Proceed out of Town passing Collingwood Batcherlor on your right and The Co-op on your left. Proceed up the hill and through the pedestrian lights. Hillside is then the third turning on the left, after The Crescent.

COUNCIL TAX: Band E.

**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

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