



Brick Kiln Close, Horsham, RH13 6TB
Offers in excess of £750,000 Freehold


MARTIN&CO

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- Four Bedrooms
- Extended Accommodation
- Large Family Room
- Mezzanine Study
- Sitting Room with Woodburner
- Delightful Garden
- Double Garage
- EPC D
- No Chain Above

Offered for sale with no chain above - A superbly presented and thoughtfully extended four-bedroom detached home, set on a desirable corner plot and offering spacious and stylish living accommodation. Situated in a sought-after location, this property is within easy reach of picturesque countryside walks, excellent schools, and convenient transport links.

This family home is over 1600 sq ft of beautifully extended and updated living space, positioned in the popular hamlet of Plummers Plain. The spacious accommodation includes an inviting entrance canopy leading to a welcoming hallway and cloakroom.

The elegant sitting room features a cosy wood burner and has French doors leading out onto the rear terrace. The dining room can be accessed from both the kitchen and sitting room, this room also having French doors onto the rear terrace.



The country-style kitchen is beautifully appointed with solid wood worktops, stylish cabinetry, and a range cooker. A separate utility room provides additional storage and convenience.

The real showstopper of this home is the stunning vaulted family room, complete with a wood burner, exposed brick fireplace, and galleried mezzanine study-an exceptional space for relaxing or working from home.

Moving to the first floor the generous primary bedroom boasts an en suite bathroom, while three further double bedrooms share a stylishly refitted shower room with a contemporary white suite.

Outside

The property boasts a private driveway with ample parking for numerous vehicles, leading to a 19'3 x 16'6 double garage.

The landscaped rear garden offers a wonderful retreat, featuring a generous lawn, well-stocked flower beds, mature hedging for privacy, and a patio seating area-ideal for summer entertaining.

A rare opportunity to acquire a meticulously maintained family home in a sought-after location-early viewing is highly recommended.

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. 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) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



Material Facts

Price: £750,000
Tenure: Freehold

Council Tax Band: Band F
Horsham District Council

EPC Rating D

Property Type: Detached house
Mains Services: Electricity/Water/Drainage
Heating Type: Oil Fired Central Heating

Broadband information: Between 15 Mbps and 76 Mbps

Fibre to the cabinet

Mobile Coverage: Average with O2 and Vodafone,
Check with other providers

Parking Type: Double Garage with Driveway
Flood/Erosion Risk:

River and Seas: Low Risk
Surface Water: Low Risk

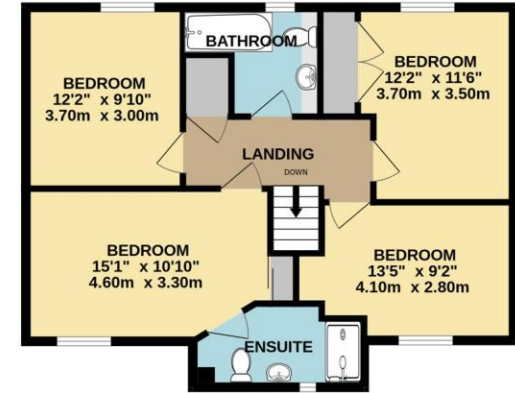




GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1653sq.ft. (153.6 sq.m.) approx.

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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