



Amundsen Road, Horsham, West Sussex, RH12 5GF.
Guide Price £400,000 Freehold


MARTIN & CO

Amundsen Road

3 Bedrooms, 1 Bathroom

Guide Price £400,000 Freehold

- A Spacious Family Home
- Quiet Cul De Sac Position
- EPC D
- Walking Distance To Local Schools
- Central Heating
- Off Road Parking
- Garage

This spacious terraced home is set in a cul de sac location just half a mile from both North Heath and Holbrook Primary schools. The well regarded Bohunt school is just over a mile distant and for those looking to commute Littlehaven station is just under a mile away.

Upon entering the house, you are greeted by a welcoming hallway with storage for coats, shoes and more.

There is a useful downstairs cloakroom with wc.

The kitchen/diner offers a friendly layout to entertain friends and family, this room enjoying a bright front aspect. Fitted with a modern range of wall and base units with work surfaces, space and plumbing for washing machine, fitted oven and hob and space for fridge freezer.

A feature of particular note is the sitting room, enjoying the full garden vista with sliding patio doors leading out onto the patio terrace.



Moving to the first floor, there are three bedrooms, two being double rooms. The main loft area offers great storage being part boarded.

The bathroom is modern with beautiful wood effect storage units to store all your personal toiletries. The bath has a shower above and there is an inset basin and wc. There is also further storage via an eaves loft that is boarded.

Outside

The very friendly low maintenance garden which offers a good degree of privacy, patio terrace, lawn area and further patio terrace with summerhouse, there is also an integral garage and off road parking.

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.

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: Guide Price £400,000

Tenure: Freehold with Garage and Driveway on Title

Council Tax Band: Band D

Horsham District Council

EPC Rating C

Property Type: Terraced

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central Heating with Worcester

Bosch combination boiler fitted in 2018

Broadband information: Between 8 Mbps and 1139

Mbps Fibre to Property

Mobile Coverage: Average to good with O2, EE, Vodafone and Three

Parking Type: Own Garage and Driveway

Flood/Erosion Risk: None

Surface Water: Very Low



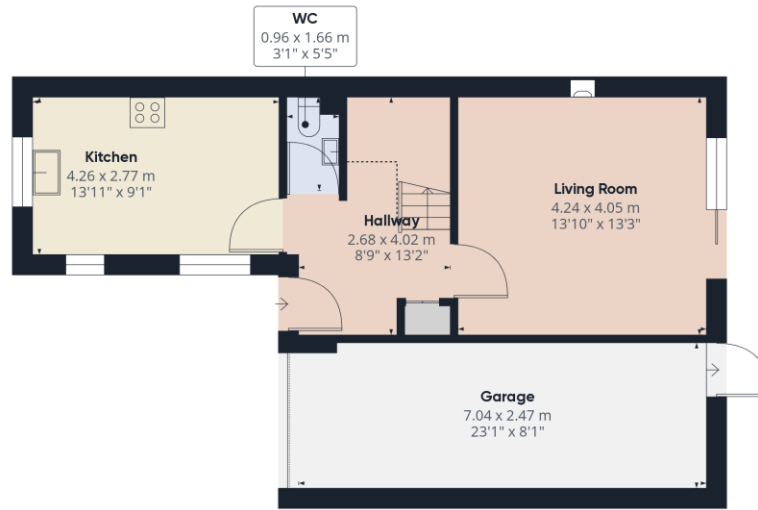
For further information and viewing arrangements

Please call owners agents

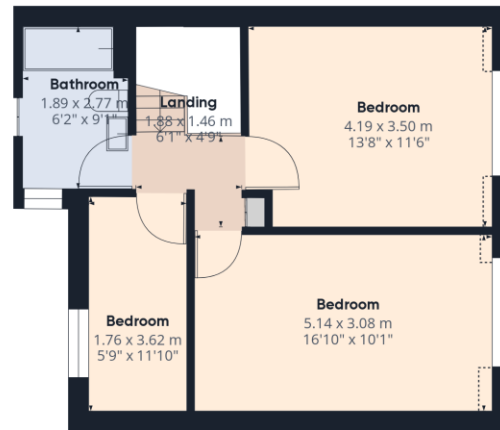
Martin & Co – Horsham branch
01403 248222
horsham@martinco.com







Ground Floor



Floor 1



Approximate total area⁽¹⁾

102.7 m²
1105.47 ft²

Reduced headroom

3.32 m²
385.13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

