



Forestfield, Horsham, West Sussex, RH13 6DZ.

Guide Price £700,000 Freehold


MARTIN&CO

- Four Bedrooms
- Garden Aspect Sitting Room
- Large Patio Terrace
- Lovely Garden
- Family Bathroom
- Bedroom and Shower Room Downstairs
- Dining Room and Kitchen
- EPC D
- No Chain Above
- Potential to Extend STPP
- Viewing Recommended
- Walking Distance to Millais and Forest Schools



Set in one of the most sought after areas of Horsham this detached family home is offered for sale with no chain above. Forestfield is a popular location for families looking for excellent schooling with both Millais and Forest schools closeby.

Upon entering the home you are greeted by a welcoming hallway that gives access into the downstairs shower room and bedroom.

These rooms have been converted from the garage, useful for those needing ground floor facilities.

A doorway leads through in the dining area which has a lovely garden view and in turn leads into the kitchen, although dated this space offers potential for further improvement.



There are stairs from the dining room that lead up into the sitting room, again enjoying the garden aspect and patio doors lead out onto a pretty terrace.

Further stairs lead up onto the second floor where there are three good bedrooms and the family bathroom.

Outside

The property sits well back from the road with a large lawned front garden and driveway providing off street parking.

Of particular note is the rear garden offering a large lawned area with mature trees, shrubs and flower borders, there are two levels of patio terrace giving the perfect space for family and friends to be entertained.

The gardens enjoy a high degree of privacy as they back onto Leechpool woods.

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

Guide Price £700,000

Tenure: Freehold
Council Tax Band: Band F
Horsham District Council

EPC Rating D

Property Type: Detached house
Mains Services: Gas/Electricity/Water/Drainage
Heating Type: Gas Central Heating to Radiators

Broadband information: Between 4 Mbps and 1139 Mbps

Fibre to Property

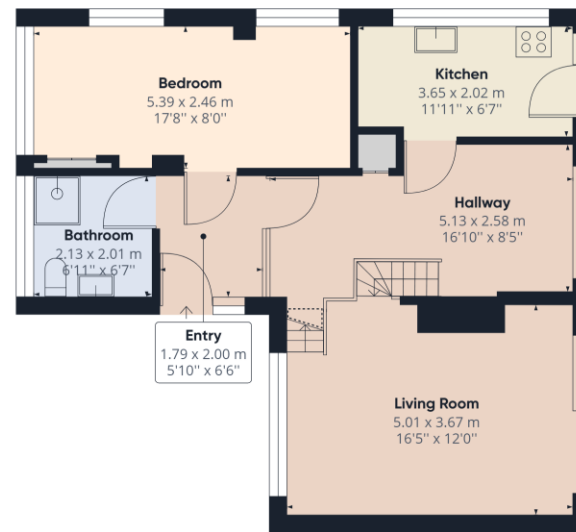
Mobile Coverage: Good with EE, average with other providers

Parking Type: Own Driveway

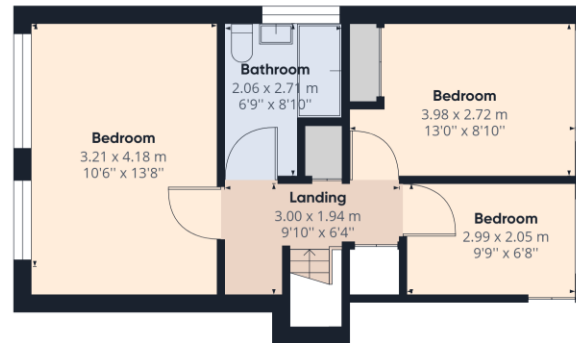
Flood/Erosion Risk
River and Seas : None
Surface Water : Very Low







Ground Floor



Floor 1

Approximate total area⁽¹⁾

103.07 m²
1109.42 ft²

Reduced headroom

1.18 m²
12.71 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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