



Kings Road, Horsham, West Sussex, RH13 5PP.
Guide Price £900,000 Freehold


MARTIN & CO

- Detached Family Home
- Close to Town and Station
- Excellent Schools Nearby
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Large Garden
- Garage and Gated Driveway
- EPC D
- Viewing Recommended

This family home offers the perfect blend of flexible accommodation alongside town convenience.

Situated within a mile of the town centre and being only half a mile from Horsham mainline station the location of this home will suit those buyers looking to commute as well as being close to some of Horsham's most popular schools as well as Collyers, the sixth form college.

Upon entering, you are greeted by a welcoming hallway that in turn gives access into the sitting room with front aspect and feature inset woodburner with stone hearth.

The study has a lovely garden view and leads through to the inner lobby and useful utility room/cloakroom. The rear of the garage is also accessed via the lobby.



The kitchen/breakfast room is fitted with a range of oak fronted wall and base units with stone work surfaces and breakfast bar, there is space for a range style cooker, fitted extractor hood above, space for fridge/freezer, dishwasher and large wine cooler.

There is a fitted one and a quarter bowl stainless steel sink unit and the room enjoys a bright aspect over the front.

This room steps down into the family room, the perfect addition to the whole house, having French doors that lead directly out onto the rear terrace, this room enjoys the garden vista all year around.

Moving to the first floor the landing gives access to all the first floor rooms, the principle bedroom has a double aspect with an ensuite shower room, bedroom two has useful eaves storage space with the other bedrooms also being a good size.

The attic space is quite large so we feel there is potential for extension (subject to planning).

The family bathroom is fitted with a white suite comprising panel enclosed bath with fitted shower over, low level wc, his and hers fitted contemporary wash hand basins, part tiled walls and access to the airing cupboard.

Outside, the property is accessed via St Georges Gardens via a gated driveway with off street parking for several vehicles, the front is landscaped with mature trees and shrubs giving a degree of seclusion from Kings Road.

The rear garden offers a high degree of privacy with large lawn area, garden shed, mature trees and shrub borders and a lovely patio abutting the house, the perfect place to enjoy those sunset evenings.

The garage is integral to the house with up and over door and is currently divided to give storage areas with a rear door leading into the lobby.

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.

Freehold

Council tax band F – Horsham District Council

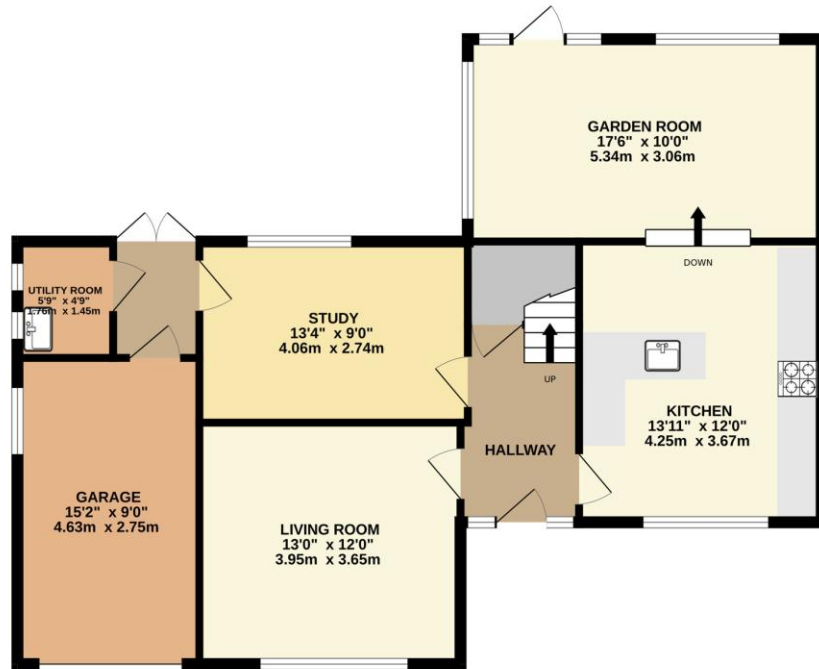
Viewing by appointment via owners sole agents

Martin & Co – Horsham branch
01403 248222

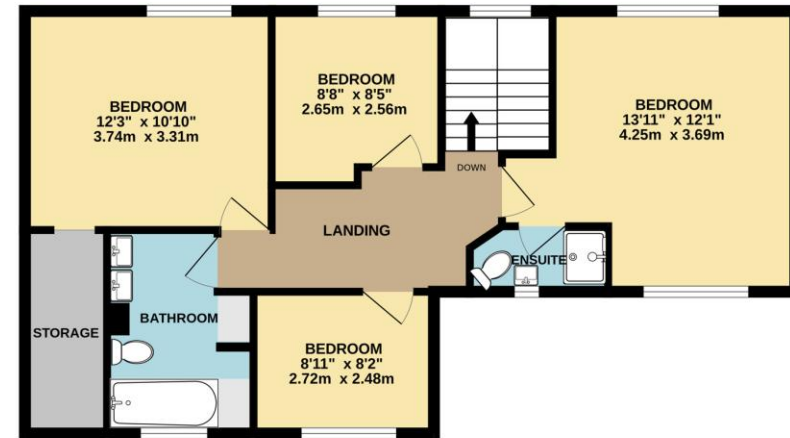




GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1516sq.ft. (140.9 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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