



**Greenway, Horsham, West Sussex, RH12 2JS.**  
Guide Price £500,000 Freehold

  
**MARTIN&CO**



- Three Bedroom Family Home
- Gas Central Heating
- Scope to Improve
- Good Size Garden
- No Chain Above
- EPC TBC
- Garage
- Parking at Front
- Great Location for Schools
- Viewing Recommended

This three-bedroom semi-detached property presents an excellent opportunity to acquire a spacious home offering huge potential for modernisation and personalisation.

Set within a popular residential location, the property boasts a generous garden and detached garage.

The property is set back from the road behind a driveway providing ample off-road parking. The frontage enjoys mature shrubs and lawn, creating a pleasant kerb appeal.

Upon entering, a useful entrance porch leads into the hallway, where the flexible ground floor accommodation unfolds.

The front reception room is bright and inviting, enhanced by a large bay window that floods the space with natural light.





The second reception room to the rear provides further living space and opens into a charming sunroom with direct access to the rear garden.

The kitchen is of a generous size, offering excellent scope for reconfiguration to suit modern family living.

An adjoining lean-to provides further storage or utility potential.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom with an expansive bay window.

A second double bedroom enjoys views over the garden and has fitted wardrobe cupboards, and a third single bedroom enjoys a front aspect, all are complemented by a family bathroom and separate WC.

The rear garden is a true feature of the home, extending to provide outside space with a combination

of lawn, patio, and well-stocked planting beds. Beyond the main garden area, there is a further section to the rear, currently housing a garden shed and a former vegetable patch - offering great potential for those looking to cultivate a kitchen garden or create additional landscaped areas for outdoor enjoyment.

A detached garage sits at the end of the shared driveway, providing additional storage or workshop space.

Situated within easy reach of local amenities, well-regarded schools, and convenient transport links, this property offers a wonderful opportunity to create a beautiful, bespoke family home tailored to individual tastes and requirements.

Early viewing is highly recommended to appreciate the full potential on offer.

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: £500,000

Tenure: Freehold

Council Tax band: E

Horsham District Council

EPC: to be confirmed

Property type: Semi detached home

Mains services: Gas/Electricity/Water/Drainage

Heating type: Gas central heating to radiators

Further information:

Broadband information:

Between 13 Mbps and 10000 Mbps

Fibre to the Premises

Mobile coverage: Good with most providers

Parking type: Garage and shared drive with own parking at front

Flood/Erosion risk:











## Martin & Co Horsham

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