



**Agate Lane , Horsham , West Sussex, RH12 4BE.**  
Guide Price £600,000 Freehold

  
**MARTIN & CO**

## Agate Lane , Horsham

Guide Price £600,000 Freehold

- No chain above
- Flexible accommodation
- Facilities on both floors
- Good size garden
- Garage and own drive
- Close to amenities
- EPC C

A flexible and well-proportioned detached chalet style home offering adaptable accommodation, positioned within the established and highly regarded setting of Agate Lane.

Originally a bungalow and thoughtfully extended to create a first floor suite, the property now offers genuine versatility.

It can function perfectly as a traditional bungalow with ground floor bedrooms and facilities, or equally as a spacious family home with separation of living and sleeping areas.

The entrance hall runs centrally through the home, giving an immediate sense of space and flow. To the front sits a generous sitting room or bedroom with bay window and feature fireplace, a light and comfortable room.



Across the hall is an additional room, providing flexibility as a dining room, study or further bedroom if required.

There is another large double bedroom on the ground floor and all these rooms are served by a modern ground floor shower room. This layout makes the property particularly appealing to buyers seeking ground floor living without compromise.

To the rear, the kitchen is fitted with a range of shaker style units, integrated oven and hob, farmhouse style sink and door opening directly onto the garden terrace.

The kitchen connects naturally with the adjacent reception room, offering potential for a more open plan arrangement should a purchaser wish to reconfigure in the future.

The first floor provides a spacious principal bedroom with fitted storage, dressing area and an adjoining bathroom, creating an ideal main suite, guest

accommodation or independent space for an older child. The upstairs dressing area adds further practicality and storage.

Outside, the property enjoys a good sized rear garden with patio terrace enclosed by mature hedging. To the front is a gravel driveway providing off road parking for several vehicles, leading to the garage.

Offered to the market with no onward chain, the property presents an excellent opportunity for a buyer seeking a home that offers both immediate usability and long term adaptability in a well established Horsham location.

#### Material Facts

Guide Price: £600,000

Tenure: Freehold

Council Tax band: E

Horsham District Council

EPC: C

Property type: Detached Bungalow – Garage linked

Mains services: Gas, electricity, water and drainage

Heating type: Gas central heating

Broadband information:

Standard, Superfast and Ultrafast services are available in the area.

Fibre to the property subject to provider availability.

Speeds from 5mbps to 2000mbps

Fibre to the Cabinet

Mobile coverage:

Good on most providers

Parking type:

Garage with off street parking with own driveway

Flood / erosion risk:

River and seas: Very Low risk

Surface water: Very Low risk



## Identification Checks

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations and is a legal requirement. We use an online service to verify your identity at a cost of £30 including vat, per person.







Ground Floor



<b>Approximate total area<sup>(1)</sup></b>	125.2 m <sup>2</sup>
	1347 ft <sup>2</sup>
<b>Reduced headroom</b>	4.1 m <sup>2</sup>
	44 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Horsham

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