

At a Glance

OPEN HOUSE

This four bedroom older style property is excellently located and offers flexible accommodation throughout whilst also providing further potential to enlarge subject to planning.

Overview

Style: Semi-Detached House

Bedrooms: 4

Reception Rooms: 2

Council Tax Band: D

Likely Rental Amount: £1,500 pcm

Approximate Broadband Speed: Up to 76 Mbps



Depot Road, Horsham, RH13 5HE
Guide Price **£400,000**

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Property Description

LOCATION

A fantastic opportunity to purchase an older style family home in one of Horsham's most convenient locations, within a short walk of both Millais and Forest secondary schools. The property boasts easy access to Horsham town centre with its wealth of restaurants, bars and cafes, as well as a diverse range of national and independent retailers. In addition, the property offers the near perfect balance of being set close to St Leonard's Forest, with hundreds of acres of open countryside ideal for long afternoon walks or cycle rides, whilst also retaining good access to all major road and rail networks including the A23/M23, A264 and Horsham mainline station.

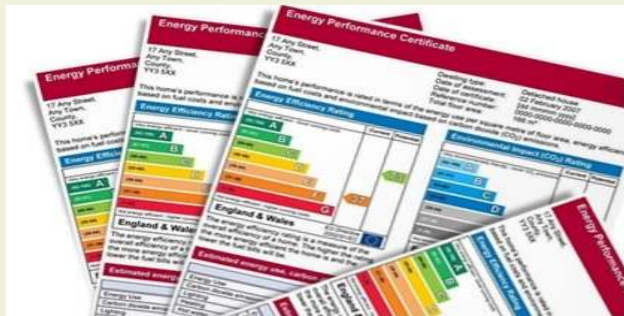
PROPERTY

This four bedroom older style property is excellently located and offers flexible accommodation throughout whilst also providing further potential to enlarge subject to planning. The lounge with bay window to the front is divided off from the dining room by double doors and can be opened to create one room. The kitchen has been extended and boasts a large amount of worktops surfaces, cupboard and drawers in addition to space for appliances. From the kitchen, sliding doors lead out on the garden. To the first floor are four bedrooms and family bathroom. The original first bedroom has been divided to create a fourth bedroom / study. The property further benefits recently installed gas fired central heating, double glazing throughout and excellent potential.

OUTSIDE

To the front of the property is off street parking with side gate and pathway leading to the rear garden. The rear garden is a particular feature of this property being well stocked with a vast array of colourful shrubs and plants within the borders and raised beds. Mainly laid to lawn with patio adjacent to the property, the garden is quite secluded.

Energy Efficiency Rating



Key Living Spaces

HALL

LOUNGE

12' x 11' 9 plus bay" (3.66m x 3.58m)

DINING ROOM

11' 6" x 10' (3.51m x 3.05m)

KITCHEN

15' 8" x 9' 6" (4.78m x 2.9m)

LANDING

BEDROOM 1

11' 9 plus bay" x 10' 1" (3.58m x 3.07m)

BEDROOM 2

11' 6" x 10' 1" (3.51m x 3.07m)

BEDROOM 3

10' 4" x 9' 6" (3.15m x 2.9m)

BEDROOM 4

8' 5" x 5' 4" (2.57m x 1.63m)

BATHROOM

Please note that ALL measurements are approximate

Location, Location, Location

Stroll to:

Horsham Mainline Station
Pavilions in the Park Leisure Centre
One Stop Convenience Store

Walk to:

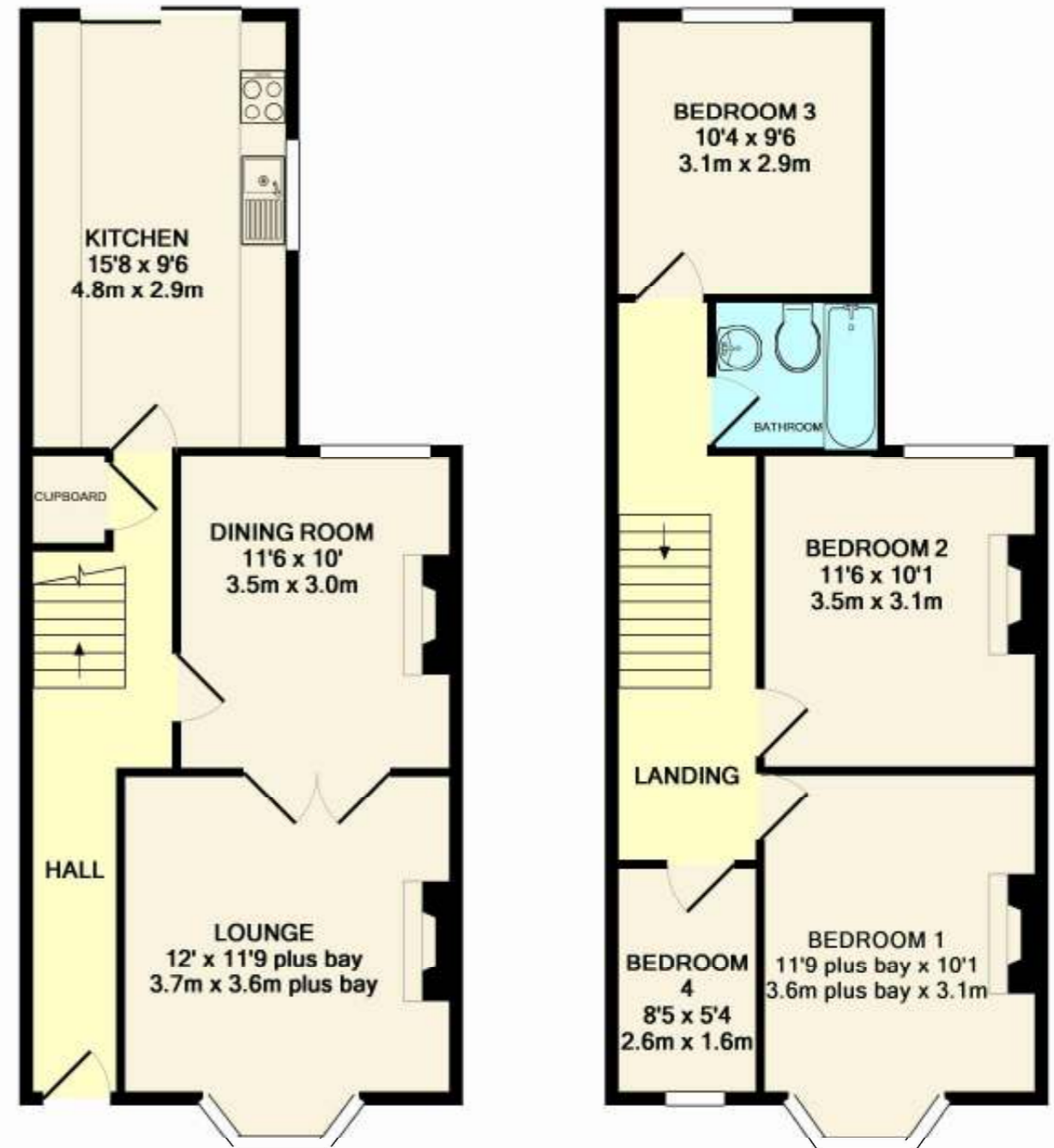
Horsham Town Centre

Drive to:

M23 – 7 miles

Schools:

Heron Way Primary School
The Forest School
Millais School



GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Notes

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