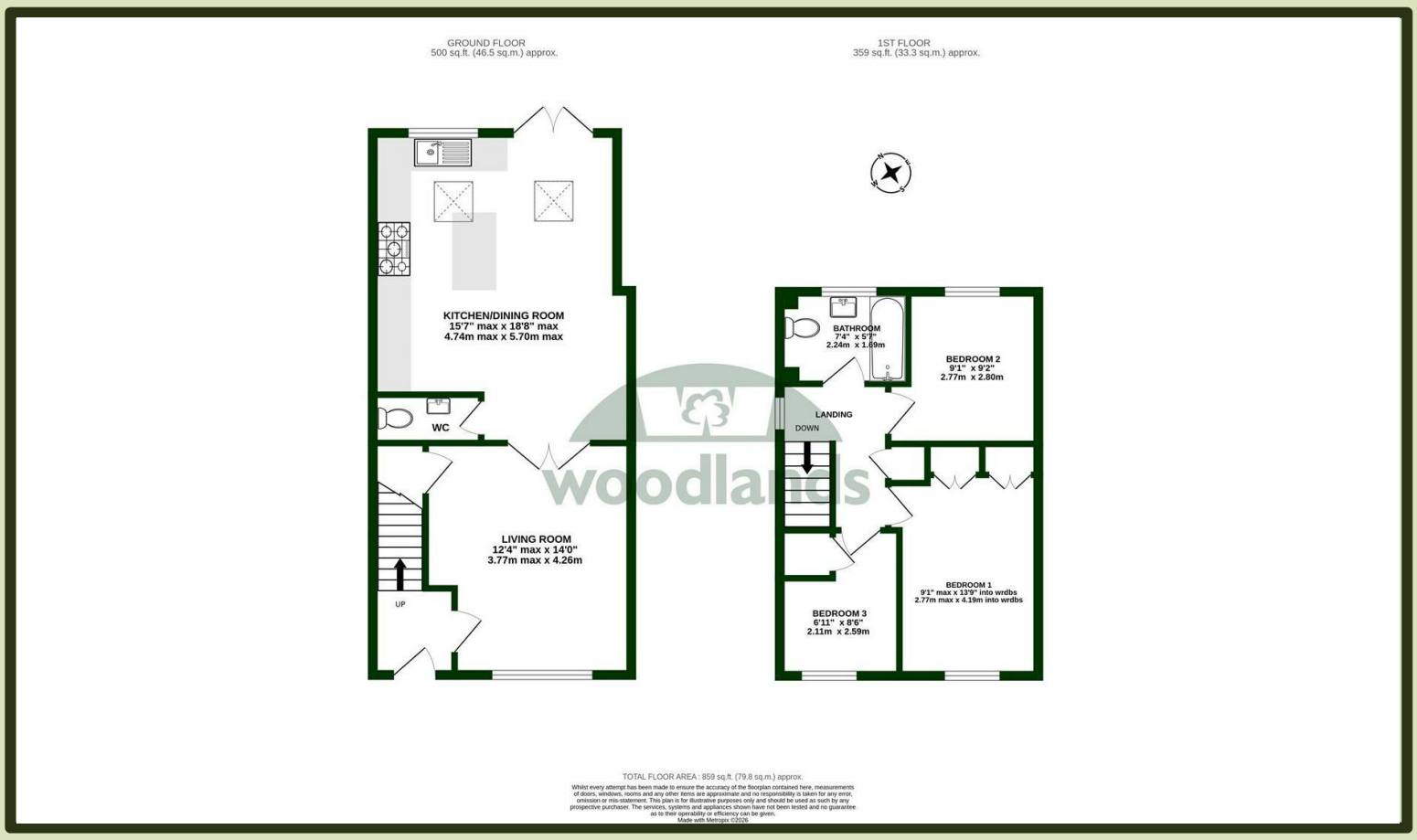


1 Shandys Close, Horsham, West Sussex, RH12 1TY



LOCATION: The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is within half a mile and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road and turn left immediately after The Co-Op and Pets Corner into Blackbridge Lane. Proceed along this road and pass Arunside School, take the second right into Hills Farm Lane. Shandys Close is the first turning on the right.

COUNCIL TAX: Band D.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

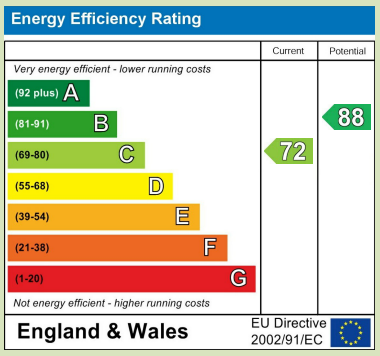
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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

woodlands
Tel: 01403 270270



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1 Shandys Close, Horsham, West Sussex, RH12 1TY



















A beautifully enhanced three-bedroom semi-detached home, perfectly positioned in one of Horsham's most desirable residential locations, offering stylish and versatile accommodation with an excellent balance of indoor and outdoor space.

Having been significantly extended and improved by the current owners, this attractive home is particularly well suited to modern family life. The location is a real highlight, with well-regarded primary schools and a nearby recreation ground within easy walking distance, while Horsham town centre is also readily accessible. The vibrant market town offers an excellent choice of high street retailers, independent shops, cafés and restaurants, together with an impressive range of leisure facilities, making it a hugely popular choice for families and buyers of all ages.

To the front, a driveway provides allocated parking for two cars, with a lawned garden leading to the front door and welcoming entrance hall. From here, the accommodation opens into a particularly impressive living space, which has been substantially extended to create two clearly defined yet beautifully connected areas. The front sitting room is stylishly presented, in light neutral tones with fitted shutters and plenty of space for a large corner sofa, while glazed double doors allow natural light to flow through into the stunning extended kitchen/dining room beyond. Without doubt, this is the heart of the home. The generous kitchen has been beautifully appointed and features a central island, integrated dishwasher, washing machine, fridge freezer and a range-style gas cooker with double oven. A set of Velux windows floods the room with additional natural light, creating a bright and welcoming space that is ideal for both everyday family life and entertaining. There is also a useful downstairs cloakroom, while French doors provide a seamless connection to the garden.

Outside, the garden has been thoughtfully updated by the current owners and provides an attractive and highly usable extension of the living space. Attractive sleeper borders frame the garden, while a patio provides an excellent setting for outdoor dining and entertaining, complemented by a good-sized lawn.

Upstairs, the property continues to impress with three bedrooms and a recently updated family bathroom. The principal bedroom benefits from fitted mirrored wardrobes, while the second bedroom is also a comfortable double, with the third bedroom offering useful additional space for a child, guest room or home office. A handy storage cupboard on the landing provides further practicality.

With its superb location, generous extended accommodation, stylish kitchen/dining space and attractive garden, this is a home that combines convenience and character with the flexibility demanded by modern family living - and is one that deserves to be viewed.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 12'4" x 14'0" (3.76m x 4.27m)

KITCHEN/DINING ROOM 15'7" x 18'8" (4.75m x 5.69m)

CLOAKROOM 6'6" x 2'11" (1.98m x 0.89m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'1" x 13'9" (2.77m x 4.19m)

BEDROOM TWO 9'1" x 9'2" (2.77m x 2.79m)

BEDROOM THREE 6'11" x 8'6" (2.11m x 2.59m)

FAMILY BATHROOM 7'4" x 5'7" (2.24m x 1.70m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

TWO ALLOCATED PARKING SPACES

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