



1 Holming End
Horsham, West Sussex, RH12 4UW
Guide Price £550,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this spacious three/four bedroom detached house, located in an exclusive residential close of nine similar sized properties on the popular Heritage development within the Lambs Farm area of Horsham. The property is ideally situated, being within a short walk of Littlehaven station, having regular services to London Victoria and London Bridge. A further benefit of this location is the number of excellent schools within easy reach, notably The Forest School, Millais, and St Robert Southwell. Occupying a corner plot, the property offers scope to modernise and enlarge, subject to the usual consents. The accommodation comprises an entrance hall, an L-shaped sitting and dining room, a kitchen, a conservatory, a cloakroom and a versatile fourth bedroom or study converted from the former garage. Upstairs are three double bedrooms and a family bathroom. Outside, there is a good sized garden enjoying a sunny south easterly aspect and a driveway providing off road parking. The property is offered to the market with no onward chain.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Entrance Hall The front door opens to a welcoming entrance hall with a radiator, stairs rising to the first floor and doors to the sitting and dining room, bedroom four/ playroom and cloakroom.

Sitting and Dining Room Arranged in an L shape, this room has defined areas for sitting and dining. There is a brick fireplace surround, a front aspect window and a rear aspect window overlooking the garden, together with a door to the kitchen and a door to the conservatory.

Study/Bedroom Four Formerly the garage, this versatile room could serve as a study, second reception room or downstairs bedroom. It has front and side aspect windows, a radiator and a door opening to the side access path. Separate cupboards house the electricity meter and fuse board, and the gas meter.

Cloakroom The cloakroom comprises a low level WC with concealed dual flush cistern and a vanity wash hand basin with mixer tap and storage beneath. There is half height wall tiling, a radiator, an obscured window and downlighting.

Kitchen The kitchen is fitted with a range of eye and base level cabinets and drawers with complementary worktops over. There is a one and a half bowl enamel sink with mixer tap, an integrated Neff electric double oven with a four burner gas hob above and a concealed extractor hood. Space is provided for a fridge and freezer, together with plumbing for a washing machine. Display shelving and an extended worktop form a breakfast bar. A rear aspect window overlooks the garden, and a door opens to the side access path.

First Floor Landing Stairs rise from the entrance hall to a particularly spacious first floor landing, almost a room in its own right. It has a rear aspect window, radiator, loft hatch and doors to all first floor rooms. There is an airing cupboard housing the hot water tank with shelving above, and a separate cupboard housing the gas fired boiler.

Bedroom 1 A large double bedroom, wonderfully bright owing to its dual aspect front and side windows. There is a radiator, a shallow fitted cupboard and a full depth fitted double wardrobe.

Bedroom 2 A further large double bedroom with dual aspect front and side windows, a radiator and a fitted double wardrobe.

Bedroom 3 A double bedroom with a rear aspect window, radiator and fitted double wardrobe.

Family Bathroom The bathroom comprises a panel enclosed bath with mixer taps, handheld shower attachment and electric shower over, a wash hand basin and a low level WC. There is also a mirror, shaver point, radiator and obscured rear and side aspect windows.

OUTSIDE

The property occupies a corner plot, with a driveway providing off road parking and a front garden planted with established shrubs. A path leads around the side of the house to the good sized rear garden, which enjoys a south easterly aspect. This is laid mainly to lawn with a paved patio adjoining the conservatory, established trees and planting, and a timber garden shed.

Council Tax Band - E

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

