



## 1 Firs Close, Horsham

Guide Price £1,100,000

# 1 Firs Close

Horsham

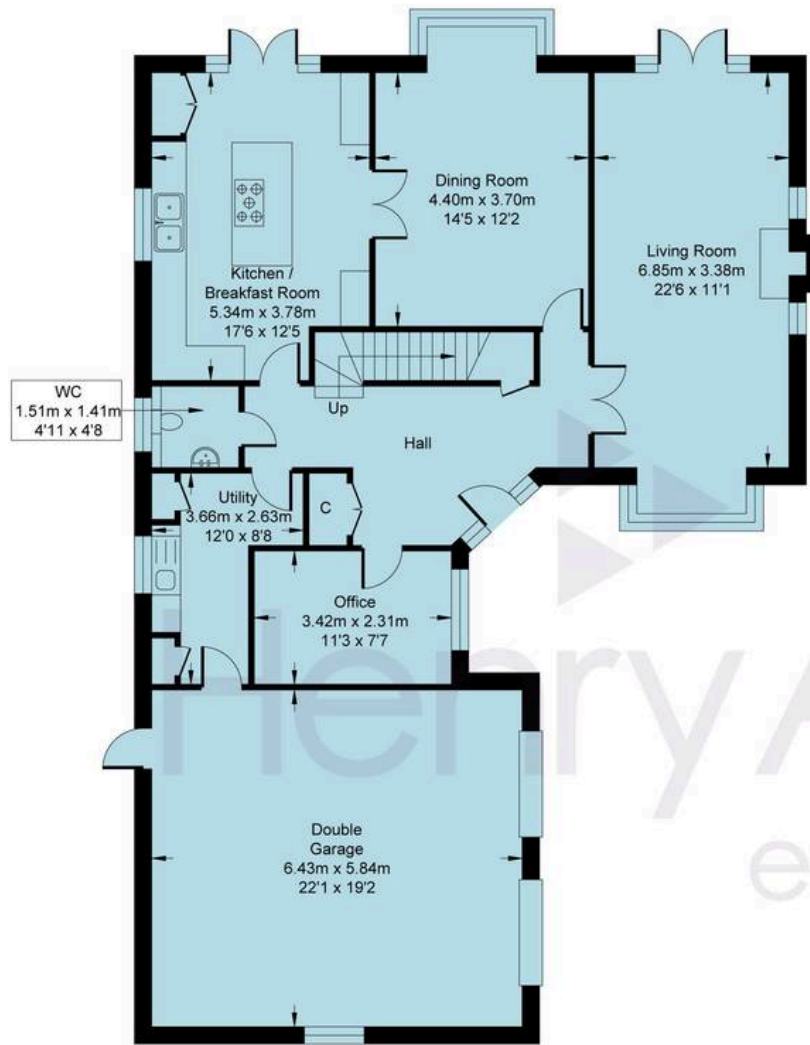
An impressive and substantial five-bedroom, three-bathroom executive detached residence, occupying a generous plot and offering an outstanding blend of space, versatility and refined family living.

A welcoming entrance hall immediately sets the tone, leading to a bright and spacious living room, complete with a charming log burner creating a warm and inviting focal point. The well-appointed kitchen and breakfast room provides an excellent heart to the home, perfectly designed for everyday family life whilst offering ample space for entertaining. A separate dining room provides an elegant setting for more formal occasions and family gatherings. Further ground-floor accommodation includes a useful utility room, cloakroom and dedicated study, ideal for home working or as a quiet space away from the main living areas.

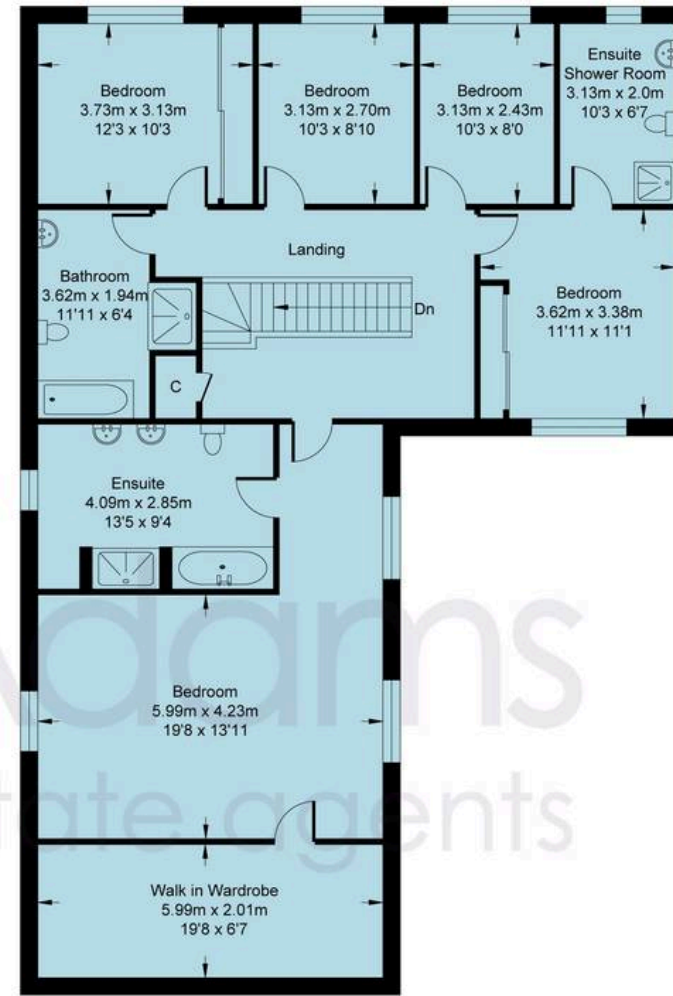
Upstairs, the luxurious principal bedroom suite provides a peaceful private retreat, complete with an ensuite bathroom and dressing area. Bedroom two also benefits from its own private shower room, providing an ideal guest suite or additional accommodation for a family member. Three further generous bedrooms offer excellent flexibility for children, guests or home-working requirements, with an additional family bathroom serving the remaining accommodation.







GROUND FLOOR



FIRST FLOOR



## Firs Close

Approximate Internal Area = 2461.75 sq ft / 228.72 sq m

Garage = 424.95 sq ft / 39.48 sq m

Total = 2886.7 sq ft / 268.20 sq m

For identification only - not to scale



Outside, the property continues to impress. Set within a generous and attractive plot, the beautifully maintained front and rear gardens provide an excellent balance of lawn, established borders and mature planting, creating a private and tranquil environment. A spacious patio area offers the perfect setting for outdoor dining, entertaining and summer barbecues.

The property further benefits from a substantial double garage, providing secure parking and excellent additional storage, together with a generous driveway offering parking for multiple vehicles. The attractive frontage and landscaped approach create excellent kerb appeal, whilst the overall outside space provides ample room for children to play, entertaining and enjoying the garden throughout the year.

Ideally positioned for access to Horsham town centre, the property is conveniently located for a superb range of shops, restaurants, cafés and leisure facilities, whilst also being well placed for a selection of highly regarded local schools.

Combining impressive proportions, versatile accommodation, exceptional outside space and a desirable Horsham location, this outstanding executive home represents an excellent opportunity for families seeking a substantial and prestigious property with room to grow.

**Agent's Note:** The property is subject to an annual private road maintenance charge £800,00 per annum approx

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A







## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.