

4 Bed Detached In Singleton Road , Horsham, RH12 3NP

£575,000





SHORT DESCRIPTION

Property Ref: 13259 Council Tax:E A beautiful, spacious 4/5 bedroom, 3 reception detached home, built in the 1980's, substantially extended by previous owners and beautifully updated with the bathroom by the current owners, with a large driveway, garage and south-facing garden. The Property is situated in a peaceful position, within easy access of excellent schools and major transport links. The accommodation comprises of the following: Entrance hallway, WC with underfloor heating, sitting room and a stunning dining/family room with underfloor heating and bi-fold doors onto the garden. The kitchen/breakfast room has been refitted with an attractive range of light-coloured units. There is a study/5th bedroom with access into the garage. Upstairs there are 4 decent sized bedrooms and a family bathroom with a newly fitted suite with underfloor heating and an L-Shape Shower/Bath unit which is operated via wifi remotes. The property also include two good-sized loft spaces. The Property benefits include double glazed windows and a recently fitted boiler. A paved driveway with motion-activated lighting providing vehicles for 4/5 cars leading to the integral garage with power and loft storage separate to the main house. The south-facing garden has been skillfully landscaped and offers a good degree of privacy. The garden is lawned with raised wooden borders and an Indian sandstone patio with lighting adjoining the rear of the Property. Detached house of 1,427sq ft EPC rating "C" The Property is situated on Singleton Road in the popular village of Broadbridge Heath, within easy access of The Shelley Arms Public House, an excellent primary school, convenience stores, post office, Tescos, Homebase and located within 1.6 miles of Horsham town centre. The central roads of Horsham, which are predominantly pedestrianised offer a large selection of high street shops along West Street, John Lewis on Albon Way and Swann Walk mall. There is an array of restaurants and cafes found on East Street. A cricket ground is situated off Cricket Field Road, frequently used by the Sussex Cricket Club. Horsham Park contains numerous football pitches, tennis courts, a modern swimming complex and a gymnastic centre with rugby and football clubs nearby. There is excellent schooling catering for state and public/independent sectors. The main schools are Millais (girls' comprehensive), Forest (boys' comprehensive) Tanbridge (mixed comprehensive), Collyers (Sixth form), Christ's Hospital (public school), Farlington (independent girl's school). By road, Horsham is 31 miles south-west of London and 18 miles north-west of Brighton, accessed via the A24 and M23/25. The railway station provides frequent services to London Victoria/ London Bright (55 minutes). The closes airports are within easy reach: Gatwick (12 miles) and London Heathrow (40 miles). Kitchen/Breakfast Room - 15'0" x 12'3" (4.5 x 3.7m) Sitting Room - 20'7" x 10'9" (6.2m x 3.2m) Dining/Family Room - 23'9 x 7'8" (7.2m x 2.3m) Study/5th Bedroom - 14'8 x 7'4" (4.4m x 2.2m) Bedroom 1 - 11'9" x 10'9" (3.5m x 3.2m) Bedroom 2 - 11'9" x 9'1" (3.5m x 2.7m) Bedroom 3 - 9'9" x 8'5" (2.9m x 2.5m) Bedroom 4 - 8'5" x 6'2" (2.5m x 1.8m) Garage 13'3" x 8'1" (4.05m x 2.48m).....

4

Bed Room(s)

3

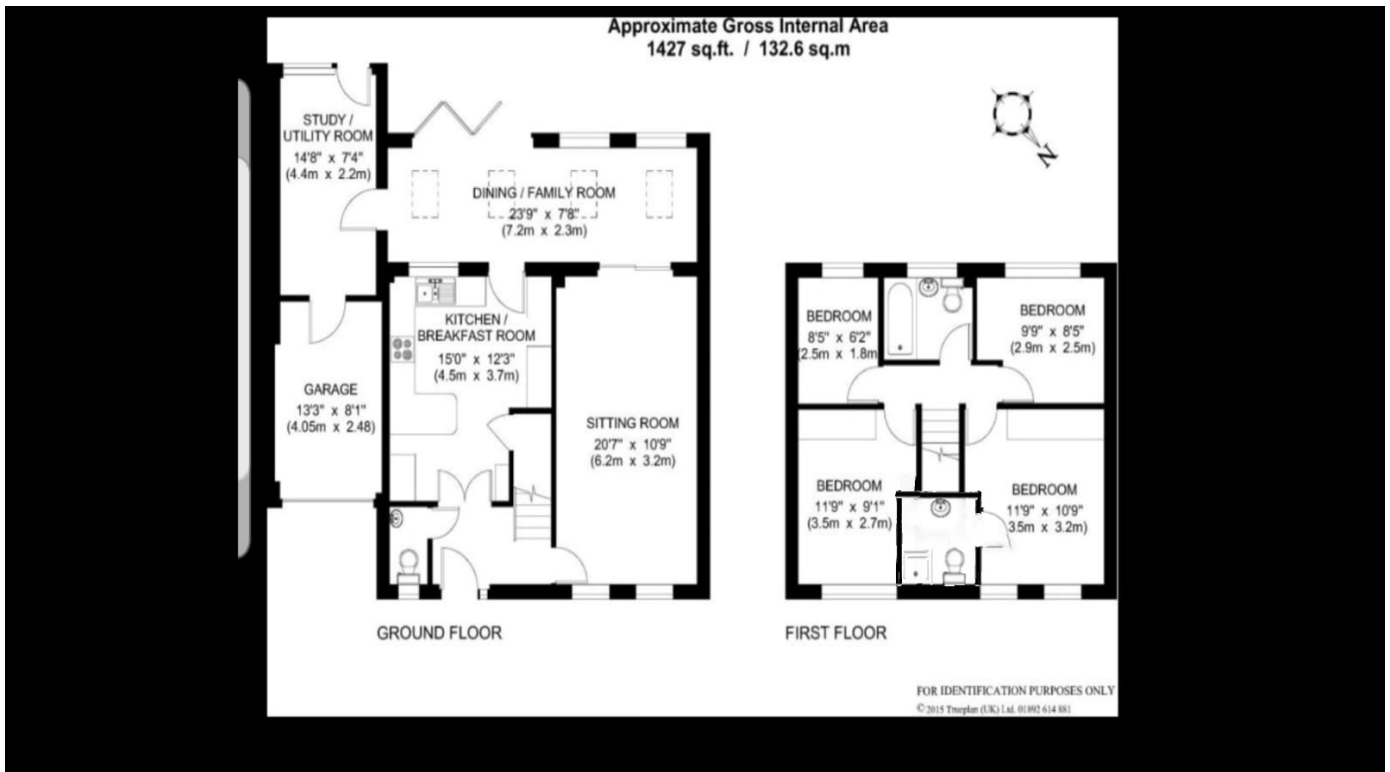
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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