



17 Madeira Avenue, Horsham

Guide Price **£475,000**

Madeira Avenue, Horsham

This delightful semi-detached period property is situated in the heart of Horsham in a no through road with immediate access to the town centre, the nearby park, the mainline train station as well as a selection of well regarded local schools and the open countryside.

To the ground floor there is a reception hallway which leads through to a comfortable sitting room which centres around a working fireplace with a decorative surround. The main hub of the home is the kitchen/breakfast room which is part open to the dining room, the kitchen has a range of wall and base cabinets with contrasting work surfaces running through and decorative tiled splashbacks. There is a selection of high-end integrated appliances as well as a direct access out to the rear garden. There's also a sociable sit up breakfast bar and strip wood flooring that runs through to the dining room area.

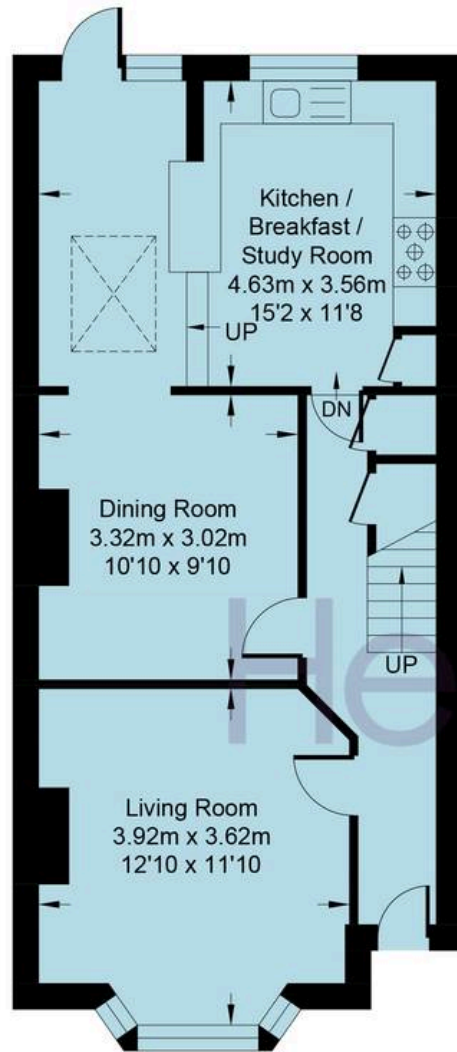
To the first floor; there are two well proportioned double bedrooms as well as a separate study/dressing room and a well equipped family bathroom which has a wall mounted shower over the bath, a low-level WC and a wash hand basin.

A further staircase leads to a converted loft space which provides a fabulous main bedroom suite with a double aspect providing a light and airy feel along with a personal ensuite shower room, there is also ample fitted cupboard and storage space.

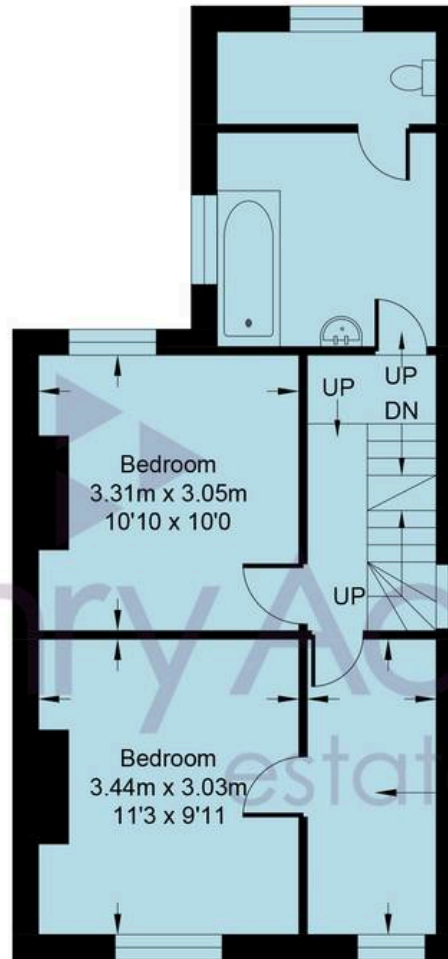
At the rear of the property is a private garden which has a tiered lawn area along with a raised decking/patio terrace area which is ideal for outdoor dining within the summer months.



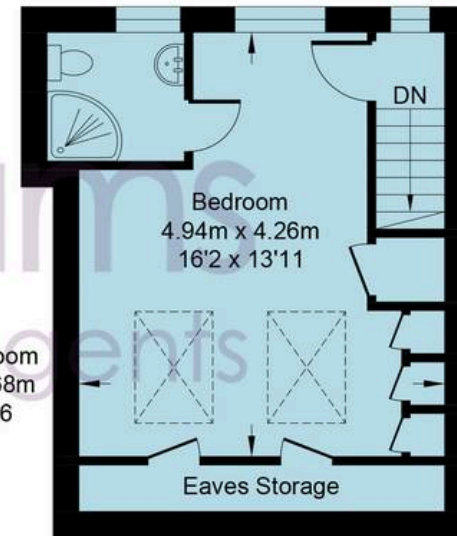




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

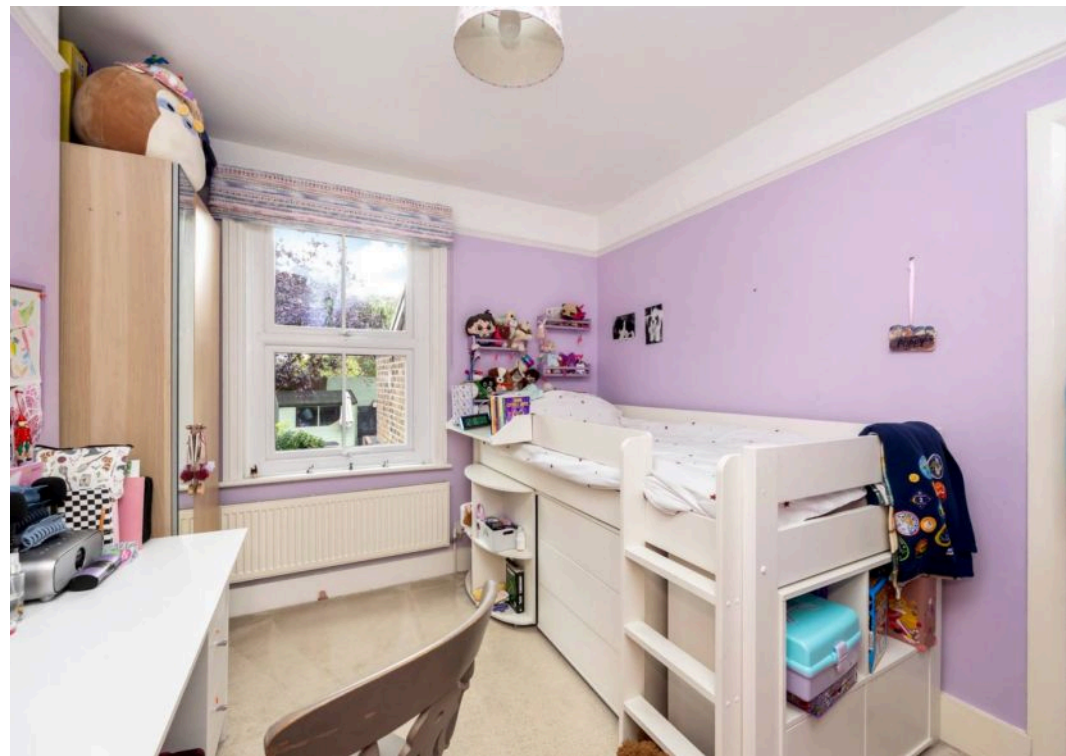


Madeira Avenue

Approximate Area (Excluding Eaves) = 1198 sq ft / 111.3 sq m

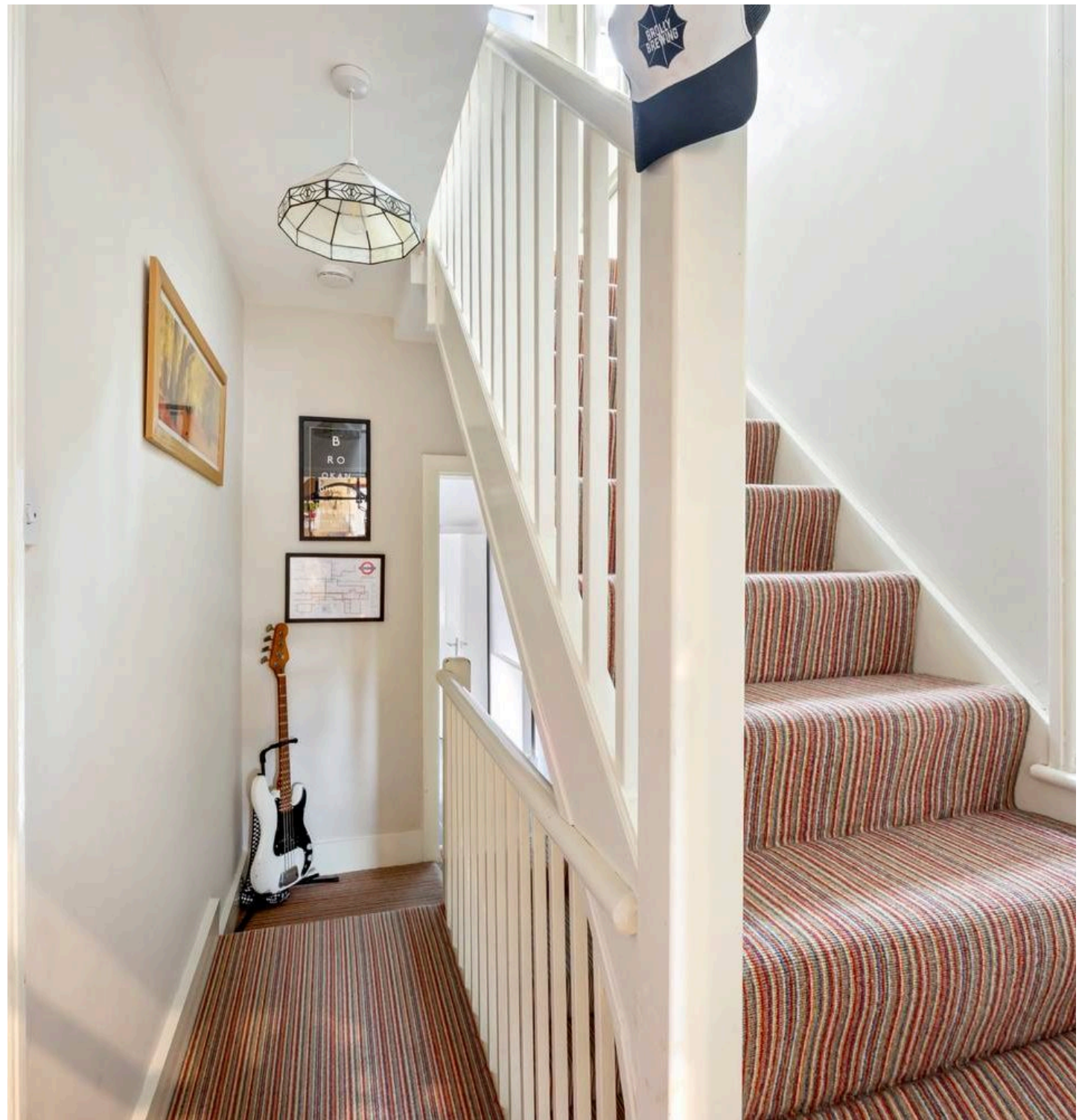
Total = 1198 sq ft / 111.3 sq m

For identification only - not to scale



Council Tax band: E Tenure: Freehold EPC Rating: D

- **Horsham Town Centre Location with access to Mainline Train Station**
- **Kitchen/Breakfast Room part open to Dining Room**
- **Living Room with Feature Fireplace**
- **Well Decorated Throughout**
- **En-suite shower to Main Bedroom**
- **Living and Bedroom Space arranged over Three Floors**
- **Private Rear Garden**
- **Access to Well Regarded Local Schools**







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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.