



## Old Millmeads, Horsham

Prices From **£675,000**

# Old Millmeads

Horsham

A beautifully presented three-bedroom semi-detached bungalow, ideally situated on one of Horsham's most sought-after residential roads to the north-west of the town centre.

The property is within catchment and walking distance of Tanbridge House School and Collyer's Sixth Form College, and is conveniently located for Warnham Nature Reserve, Horsham Park, Horsham station, and the town centre.

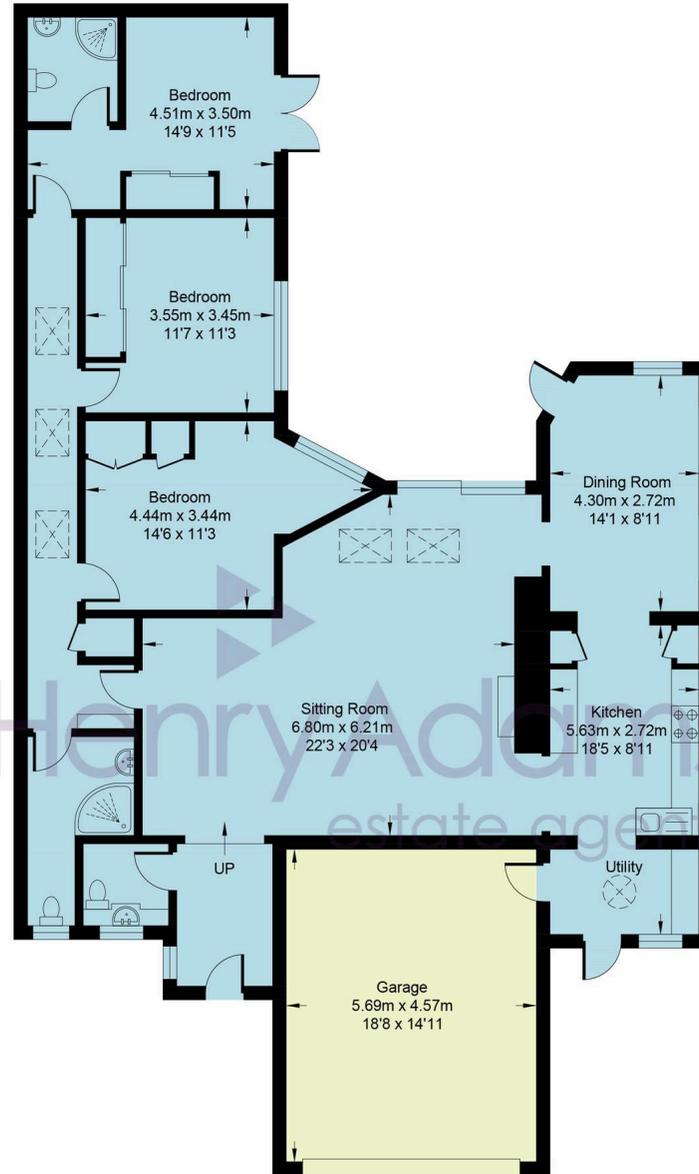
The property is arranged on a single level and offers bright, flexible accommodation. A welcoming entrance hall leads to a spacious sitting room south-west facing, flooded with natural light from two skylights and full-width sliding doors opening onto the rear garden. The sitting room provides access to the kitchen, dining room, and inner hallway.

The double-aspect dining room enjoys garden views and opens into the kitchen, which is fitted with white wall and base units, wood-effect work surfaces, and benefits from a separate utility area with internal access to the double garage.

There are three well-proportioned double bedrooms, all with built-in wardrobes and views over the rear garden. The principal bedroom further benefits from double doors to the garden and an en-suite shower room. A modern bathroom completes the accommodation.







GROUND FLOOR



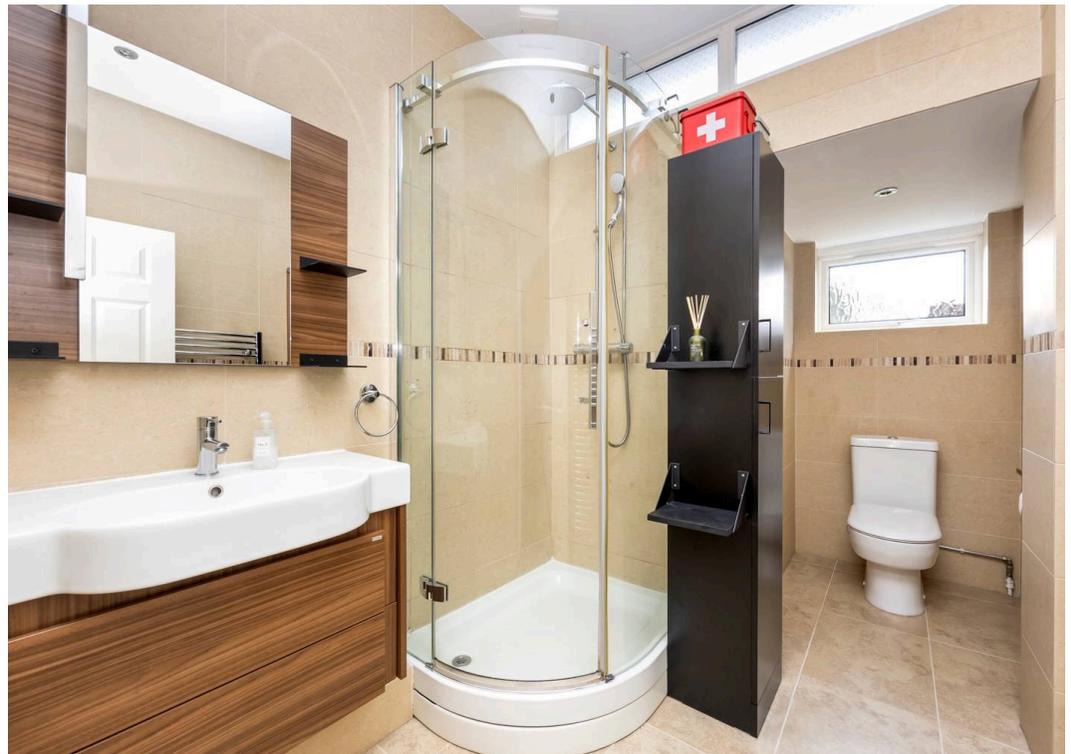
**Old Millmeads**

Approximate Area = 1467 sq ft / 136.3 sq m

Garage = 280 sq ft / 26.0 sq m

Total = 1747 sq ft / 162.3 sq m

For identification only - not to scale



Beautifully presented three-bedroom one storey property situated in North West of Horsham town centre.

Externally, the south-west-facing rear garden is a particular highlight, enjoying all-day sunlight and an excellent level of privacy, being completely unoverlooked. The garden is attractively landscaped with a central lawn, curved paved pathways, slate borders, and a patio area ideal for outdoor dining. A fully electrified 10.5 sq m summer house provides a versatile space suitable for a home office, gym, or studio.

This property is positioned on the popular North side of Horsham. The town centre and the mainline station are conveniently situated within two miles. Littlehaven station is under a mile away making it easily accessible on foot and provides services to London Victoria in under an hour. Horsham is a thriving town with a number of independent and high-street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. By car the A264/A24 are accessible within a short drive, connecting the road networks to London, Gatwick and the South Coast.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Henry Adams – Horsham

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