



## Flagstones North Heath Lane, Horsham

Guide Price £1,000,000 – £1,050,000

# Flagstones North Heath Lane

Horsham

A substantial and characterful detached family home, offering four bedrooms, two bathrooms, and highly versatile living space with potential for a self contained annexe.

To the ground floor; the main house offers a flexible layout with potential to create a self-contained annexe. The entrance hall leads to a well-proportioned dining room overlooking the front of the property, which flows seamlessly into the kitchen. The kitchen features an attractive range of shaker-style units, complemented by contrasting work surfaces, a tiled splashback, an Aga and a traditional farmhouse-style quarry tiled floor. There is also direct access to the rear garden.

The principal sitting room is bright and airy, enjoying a triple aspect and centred around a feature fireplace with a log burner. To the opposite wing of the house is a further generously sized reception room, also featuring a front aspect and its own fireplace. This area leads conveniently to an additional bedroom with fitted wardrobes, a further reception room suitable for a variety of uses, and a ground floor family bathroom.

At the rear of the property, there is a second kitchen/utility room with full kitchen facilities, enhancing the annexe potential.

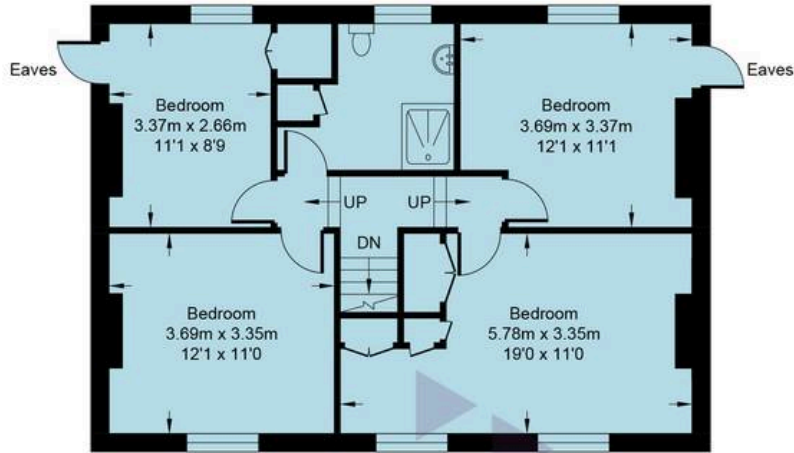
To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from a dual aspect to the front, along with fitted wardrobes and cupboard space. Three further bedrooms are served by a modern family shower room.



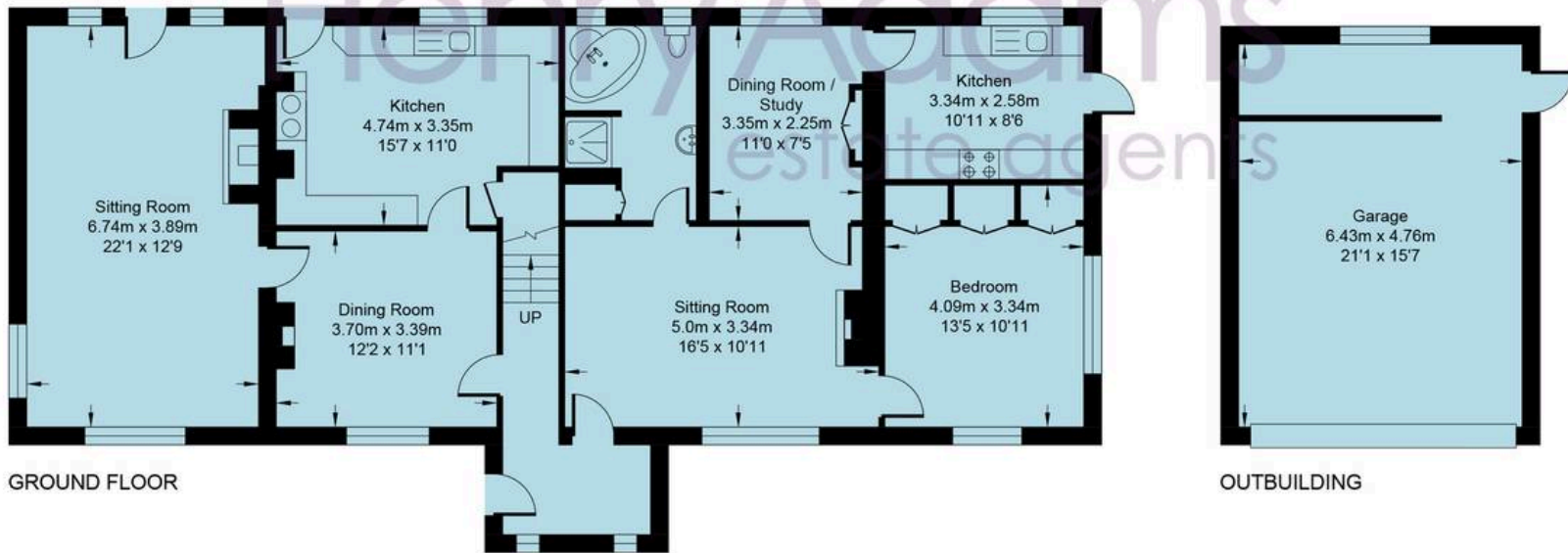


Henry Adams  
estate agents

This is an aerial photograph of a residential neighborhood. In the foreground, a large brick house with a dark roof and a prominent chimney is visible. To its right is a modern-style house with a dark roof and large windows. A road runs through the middle of the scene, with several cars parked on the side. The background shows a dense residential area with many houses and trees under a blue sky with some clouds. A sign for Henry Adams estate agents is superimposed on the image.



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



**North Heath Lane**

Approximate Area = 2030 sq ft / 188.6 sq m  
 Garage Area = 329 sq ft / 30.6 sq m

Total = 2359 sq ft / 219.2 sq m

For identification only - not to scale



The property occupies a generous plot with the advantage of two separate vehicular accesses. The existing double garage, measuring approximately 21 feet, is ideal for use as a workshop or hobby space. Agents' note:

Full planning permission has been granted for the erection of a new three-bedroom detached dwelling within the grounds of Flagstones on the site of the current garage. Horsham District Council planning reference: DC/25/1634. The approved scheme provides for a distinct and self-contained home with its own access, parking and private garden. Further details are available on request.

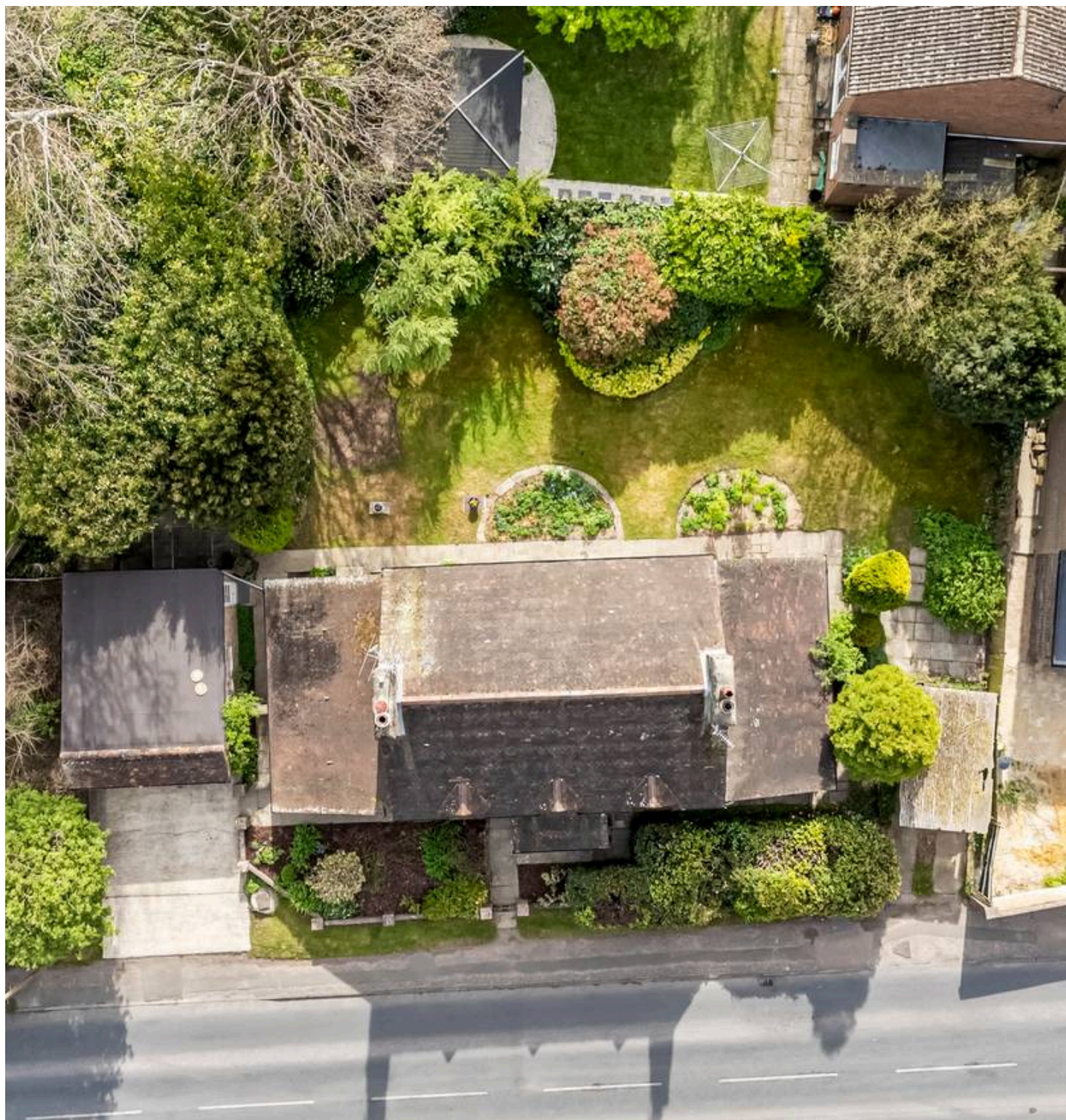
Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







## 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.