



## 9 The Castle, Horsham

Guide Price £1,000,000

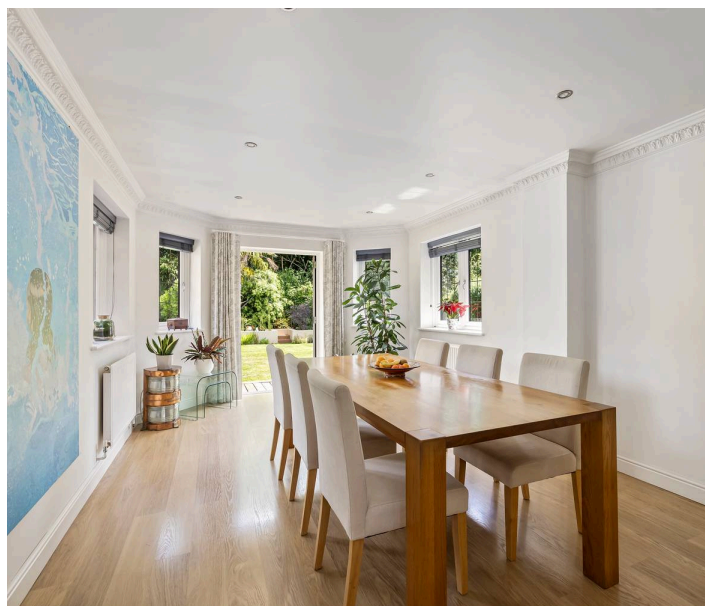
# 9 The Castle

## Horsham

This superbly presented, modern and contemporary executive family home is situated in a discreet North Horsham position that offers walking distance access to a selection of well regarded primary and secondary schools, Littlehaven mainline train station, nearby countryside and easy access to Horsham town Centre and its local amenities.

The property has a superb arrangement of living and bedroom space arranged over three floors. Having had a loft conversion, it now offers 2692 ft.<sup>2</sup> (approximately) of usable space. To the ground floor a large and generous reception hallway welcomes you to this fine family home. Double doors lead through into the dining room which has a panoramic window arrangement and double doors onto the rear garden. The modern kitchen is directly accessed from the dining room as well as from the hall and has a range of wall and base units with a quality shaker style finish complimented with contrasting work surfaces. There is a selection of high-end integrated appliances as well as space for a freestanding fridge freezer. The granite topped island has power and storage and provides an ideal sociable hub for this family home. A tiled floor runs from the kitchen through into the adjoining utility room which includes a sink, storage and space for washing appliances.

The main sitting room has a front to rear aspect with double doors stepping directly out onto the rear garden terrace. There is an integrated fireplace which incorporates a log burner-ideal for crisp winter evenings, and a modern wood strip floor runs throughout.





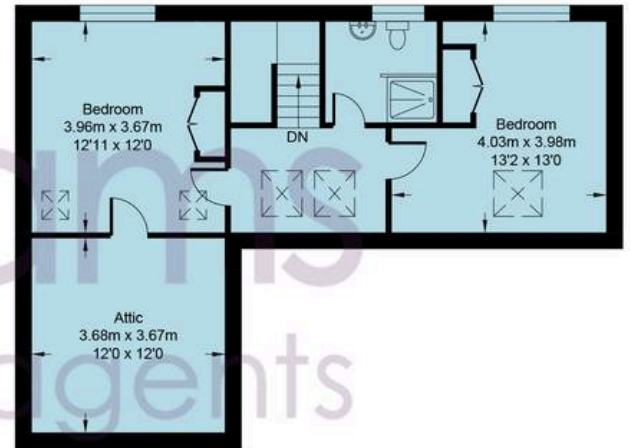
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# The Castle

Approximate Area = 2349 sq ft / 218.2 sq m

Garage = 343 sq ft / 31.9 sq m

Total = 2692 sq ft / 250.1 sq m

For identification only - not to scale







Further space to the ground floor includes a study with an aspect to the front of the property. There is also a downstairs cloakroom and ample storage space within the reception hallway.

The turning staircase leads to the first floor where there is a superb selection of three double bedrooms; including the main bedroom suite with fitted wardrobes and a luxury ensuite bathroom with underfloor heating, a walk-in shower, handbasin and low-level WC.

Two further generously proportioned double bedrooms and a family bathroom complete the first floor along with an open and spacious landing which provides storage and the opportunity for a workstation area/library reading area with an aspect to the front of the property. A large Velux window floods the space with light, providing a light and airy feel.

A staircase leads to the second floor where there are two further well proportioned double bedrooms, both with skylight windows to the front and full height windows to the rear, along with a separate shower room which features a walk in shower, low-level WC and handbasin.

Replacement UPVC double glazed units and doors have been installed throughout.

The property is approached via a private driveway providing ample space for several vehicles that leads to the double garage which has power and lighting. The house is set back from the road by a generous front garden with lawns and well stocked flower beds.

There is a podpoint EV charger in the front porch.

To the rear the garden is a real feature and has a large deck area which is ideal for outdoor dining the warmer months. The remainder of the garden is laid to with a superb selection of mature shrubs, trees and plants offering an abundance of colour throughout the spring and summer.







## Henry Adams – Horsham

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