



56 Redford Avenue, Horsham

Guide Price £560,000

56 Redford Avenue

Horsham, West Sussex

This beautifully presented three bedroom semi detached house offers an exceptional opportunity for families seeking a well proportioned home in a highly regarded area on the west side of Horsham. The property is ideally located within easy reach of the town centre, a mainline train station, and a selection of well regarded local schools, making it perfect for those who value convenience and connectivity.

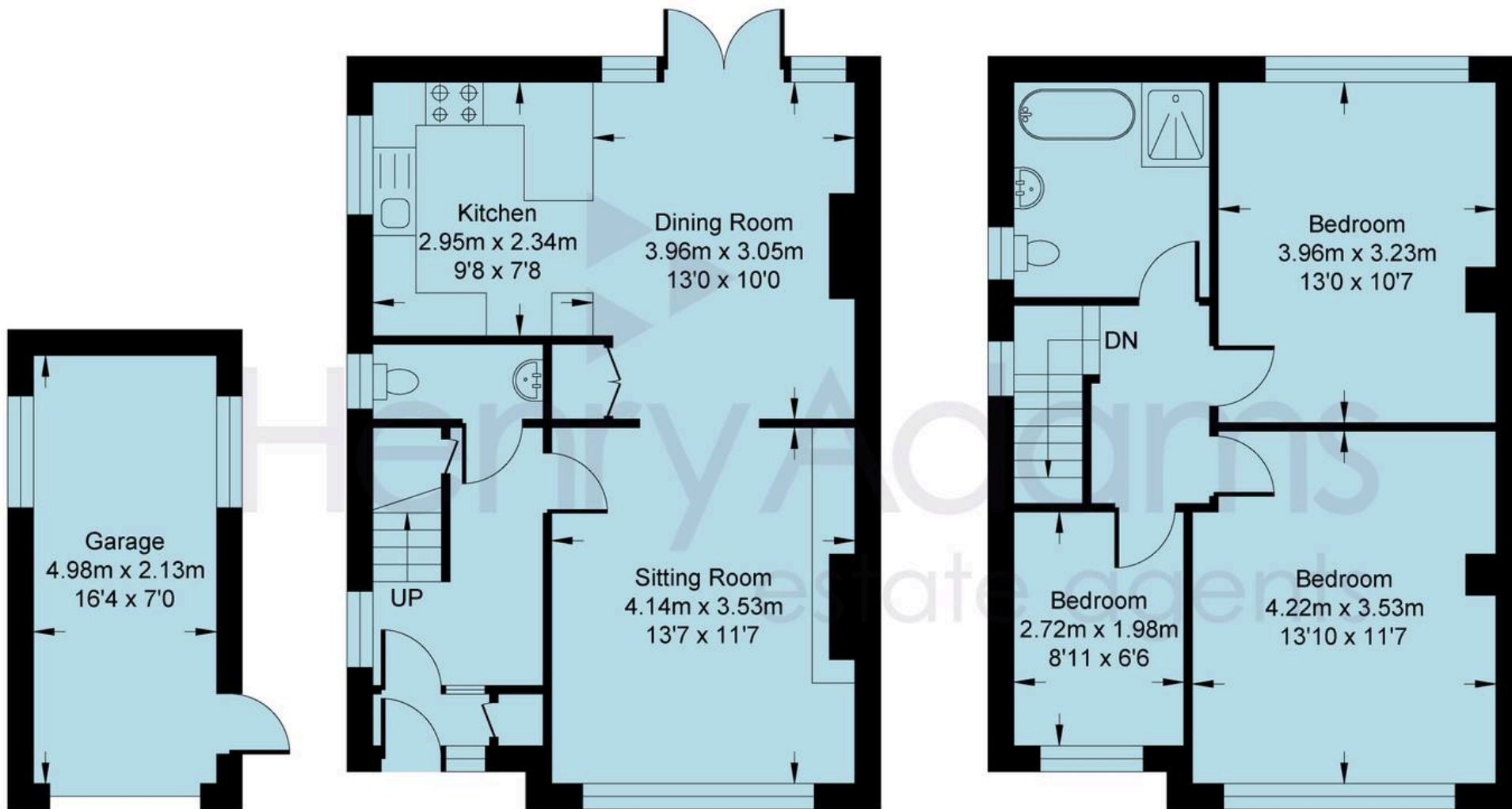
Upon entering, you are welcomed into a spacious sitting room, with feature fireplace which provides an inviting space for relaxation or entertaining guests. The modern kitchen is thoughtfully designed, featuring a breakfast bar with bar stools and ample space for a dining table, making it a practical and sociable hub of the home with doors opening on to the large rear garden. The ground floor also benefits from a convenient WC, adding to the overall functionality of the layout.

Upstairs, the property boasts three bedrooms, each offering comfortable accommodation for family members or guests. The contemporary bathroom is finished to a high standard, complete with a bath and a separate walk in shower, catering to both quick morning routines and more leisurely evenings.

The rear garden is a particular highlight, backing onto the picturesque Boldings Brook and the nearby Riverside Walk footpath (providing a tranquil outlook and a sense of privacy). The mature planting adds to the established feel of the property, creating a pleasant view from the rear rooms.







GROUND FLOOR

FIRST FLOOR



Redford Avenue

Approximate Area = 965.73 sq ft / 89.72 sq m

Garage = 114.20 sq ft / 10.61 sq m

Total = 1079.93 sq ft / 100.33 sq m

For identification only - not to scale



To the front of the property is a garage and driveway parking.

The house is positioned to provide easy access to a range of amenities, including shops, restaurants, and leisure facilities, ensuring all your daily needs are within close proximity. Families will appreciate the selection of reputable schools in the area, making this an ideal choice for those with children. The combination of spacious living areas, modern fittings, and a highly sought after location ensures this property is ready to move into and enjoy from day one. Whether you are looking to upsize, relocate for schools, or simply find a well maintained family home in Horsham, this property offers a rare blend of comfort, style, and practicality. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

Council Tax band: D Tenure: Freehold

EPC Energy Efficiency Rating: C

- Recently Refitted Open Plan Kitchen/Dining/Living Space
- West side of Horsham offering access to the town centre and a selection of well regarded local schools
- Large mature rear garden backing onto the Boldings Brook and nearby Riverside Walk footpath
- Spacious Sitting Room
- Ground floor WC
- Access to mainline train station
- Three bedroom family house
- Modern bathroom with bath and separate walk in shower
- Garage and driveway parking







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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.