



Flagstones North Heath Lane, Horsham

Guide Price £950,000

Flagstones North Heath Lane

Horsham

Flagstones is a substantial and highly versatile detached period home occupying a generous plot in a sought-after North Horsham location, with the rare additional benefit of full planning permission for the construction of a contemporary detached three-bedroom house within the grounds

The existing house offers spacious and adaptable accommodation arranged over two floors. At its heart is a bright triple-aspect sitting room centred around a feature fireplace with log burner, complemented by additional reception rooms that provide flexibility for family living, home working or entertaining. The kitchen combines traditional character with practicality, featuring shaker-style cabinetry, quarry-tiled flooring, an Aga and direct access to the garden.

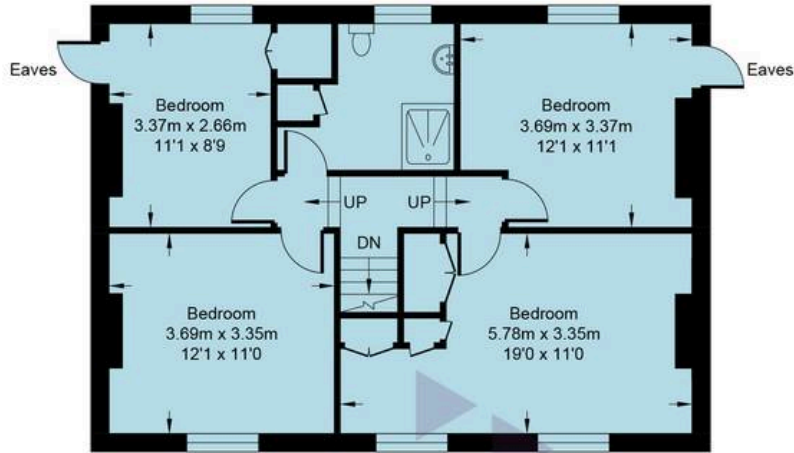
One wing of the ground floor is currently configured as a self-contained annexe, incorporating bedroom, bathroom, reception and full kitchen facilities. This arrangement is ideally suited to multigenerational living, guest accommodation or potential income-generating use

To the first floor are four further well-proportioned bedrooms together with a modern family shower room. The principal bedroom benefits from fitted wardrobes.





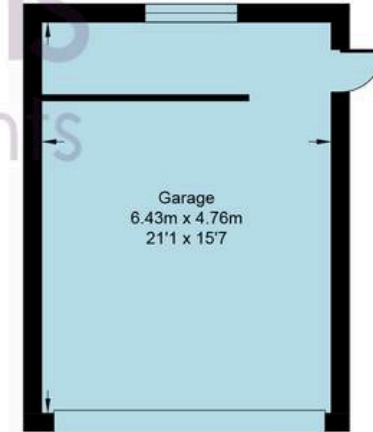
Henry Adams
estate agents



FIRST FLOOR



GROUND FLOOR

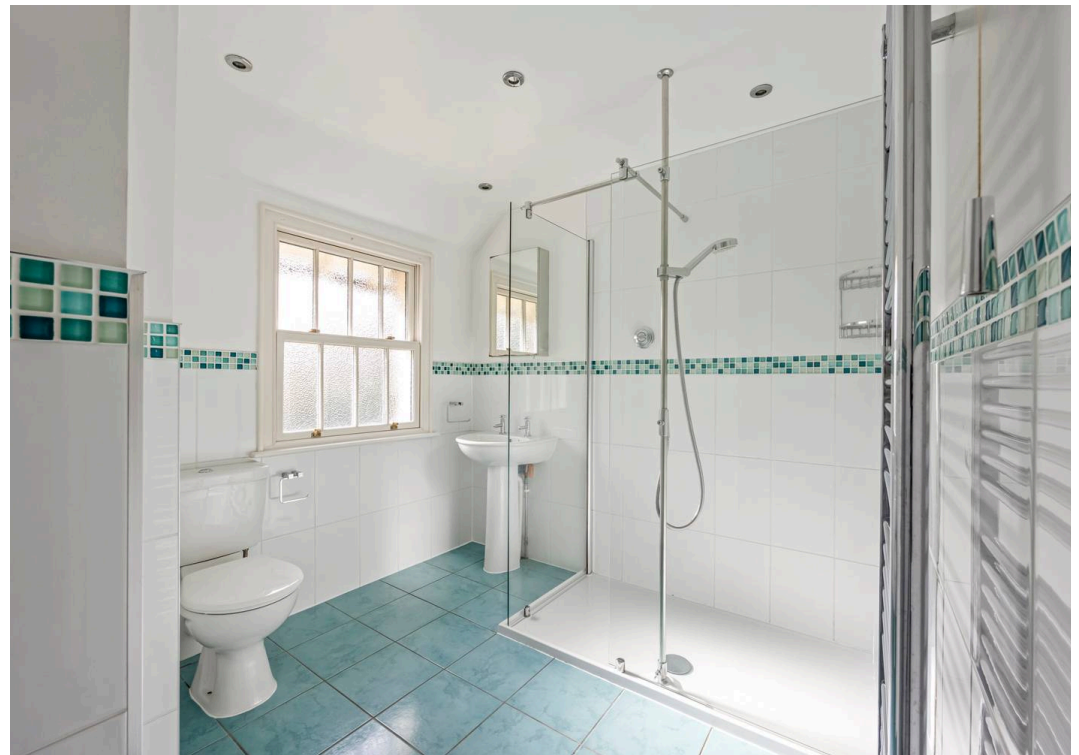


OUTBUILDING



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



Situated on North Heath Lane, the property enjoys convenient access to Littlehaven mainline station, Horsham town centre, highly regarded local schools, nearby countryside and commuter routes to London, Gatwick and Brighton. The property retains considerable character and forms part of Horsham's Local List as a building of local historic and architectural interest. Properties offering both substantial family accommodation and consented long-term development potential in established Horsham locations rarely become available. Flagstones therefore presents a unique opportunity for purchasers seeking not only a character home, but also future flexibility and long-term optionality.

Agents' note:

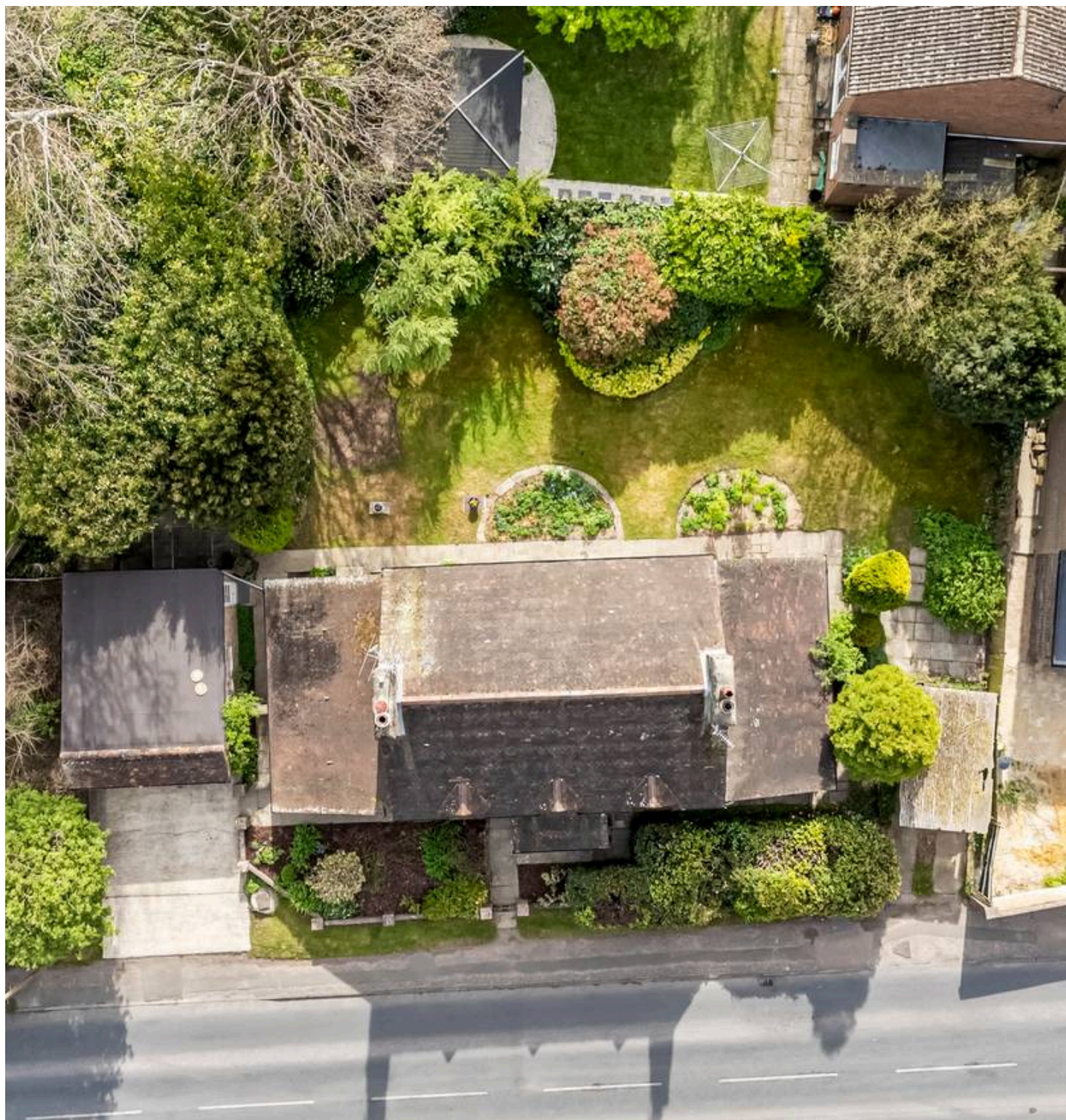
Full planning permission has been granted for the erection of a new detached three-bedroom dwelling within the grounds of Flagstones on the site of the current garage. Horsham District Council planning reference: DC/25/1634. Further details, approved plans and supporting information are available on 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. 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







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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.