



17 Ayshe Court Drive, Horsham

Guide Price **£550,000**

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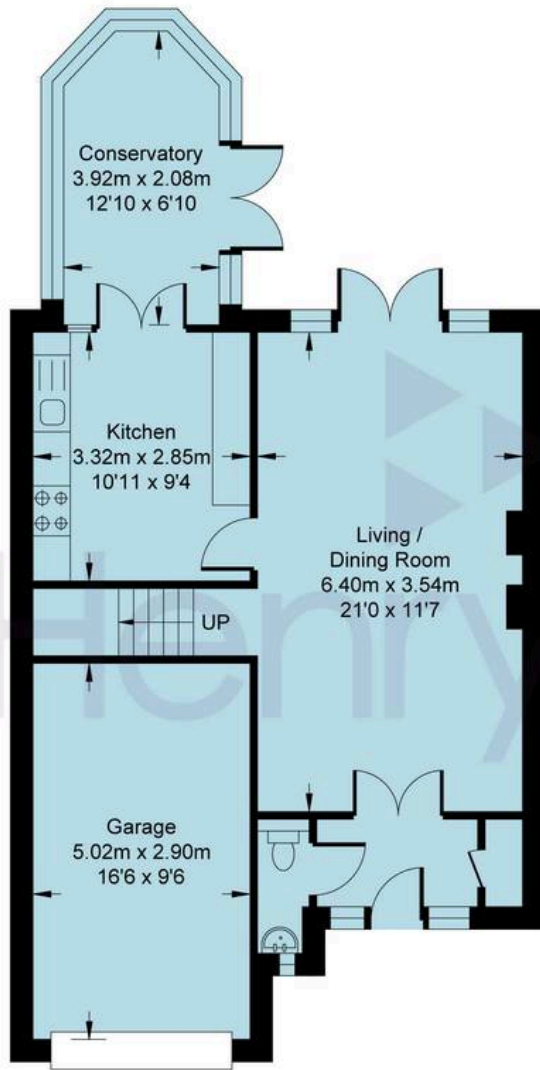
This well presented three bedroom semi detached house offers an ideal setting for family living, located in a sought after area near Horsham town centre. The property features a welcoming entrance hall that leads to a spacious lounge, where rear doors open directly to the garden, creating a seamless indoor-outdoor flow. The ground floor also benefits from a convenient WC and a versatile conservatory (currently used as a dining room), which enjoys views over the rear garden. The kitchen is well appointed, with ample storage and workspace.

To the first floor all three bedrooms are generously sized and come complete with fitted wardrobes. The family bathroom is finished to a high standard and includes both a bath and a separate shower, catering to the needs of a busy household. With Horsham train station within easy reach, as well as well regarded schools and a range of local amenities nearby, this property is perfectly positioned for both commuters and families seeking convenience and comfort.

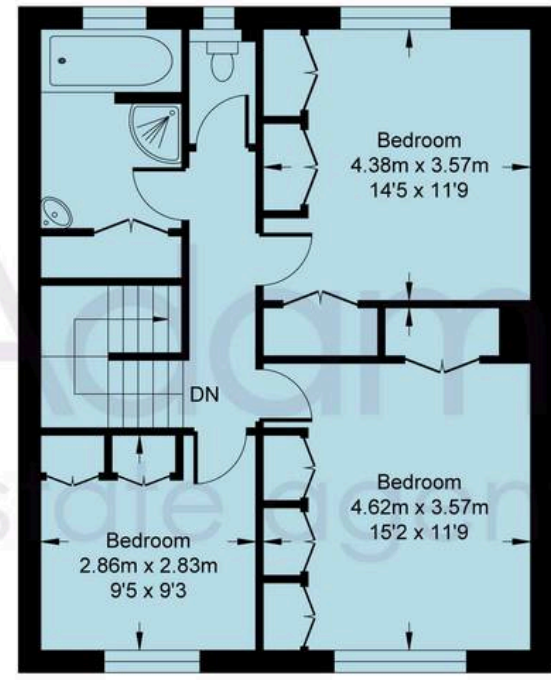
Outside, the property boasts a large, mature rear garden that provides an excellent space for children to play or for entertaining guests. The garden features a well maintained lawn bordered by established shrubs and trees, offering both privacy and a pleasant outlook. A paved patio area is perfect for al fresco dining or relaxing in the warmer months, while the side access leads to the front of the property.



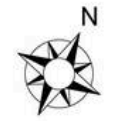




GROUND FLOOR



FIRST FLOOR



Ayshe Court Drive

Approximate Internal Area = 1103.94 sq ft / 102.56 sq m
 Garage = 156.72 sq ft / 14.56 sq m
 Total = 1260.66 sq ft / 117.12 sq m
 For identification only - not to scale



To the front, there is driveway parking for multiple vehicles, as well as a garage that offers additional storage or secure parking. The combination of ample outdoor space and practical parking solutions ensures this home is as functional as it is attractive, making it an excellent choice for families looking to settle in a prime Horsham location.

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 as 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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.