



33 Ropeland Way, Horsham

Guide Price **£425,000**


Henry Adams
estate agents

33 Ropeland Way

Horsham

This well-presented three-bedroom end-of-terrace home is situated in a sought-after area of North Horsham, offering an excellent location close to a range of local amenities, well-regarded junior and senior schools, and just 0.8 km (0.5 miles) from Littlehaven train station.

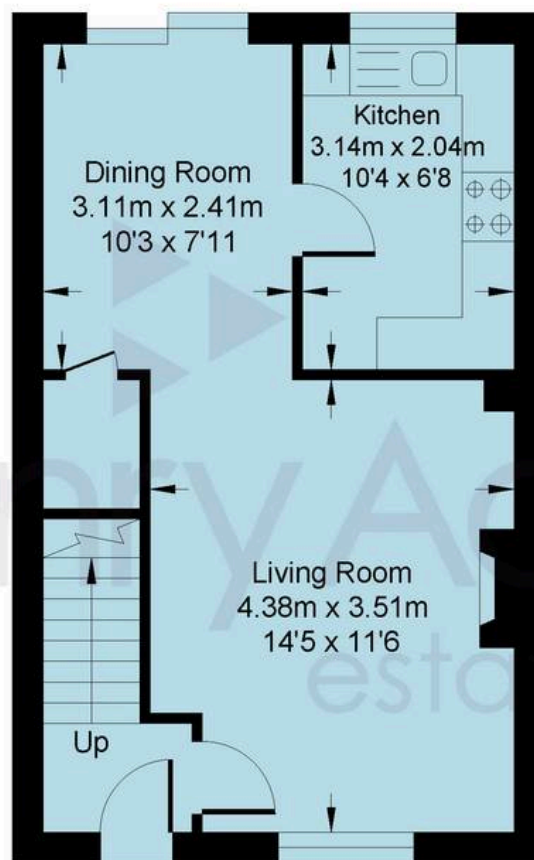
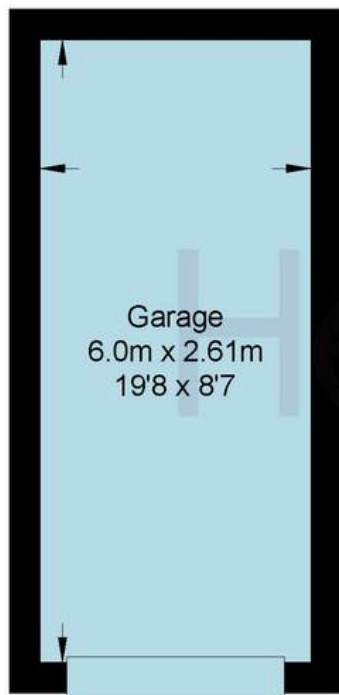
An entrance hallway welcomes you into the property and leads through to the good-sized lounge at the front of the home, providing a bright and comfortable living space. To the rear of the property is the kitchen and dining room, offering an ideal space for everyday family life and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between the indoor and outdoor living spaces.

Outside, the rear garden is mainly laid to lawn with a patio area, providing an attractive space for relaxing or al fresco dining. The property also benefits from a garage and driveway, offering convenient off-road parking.

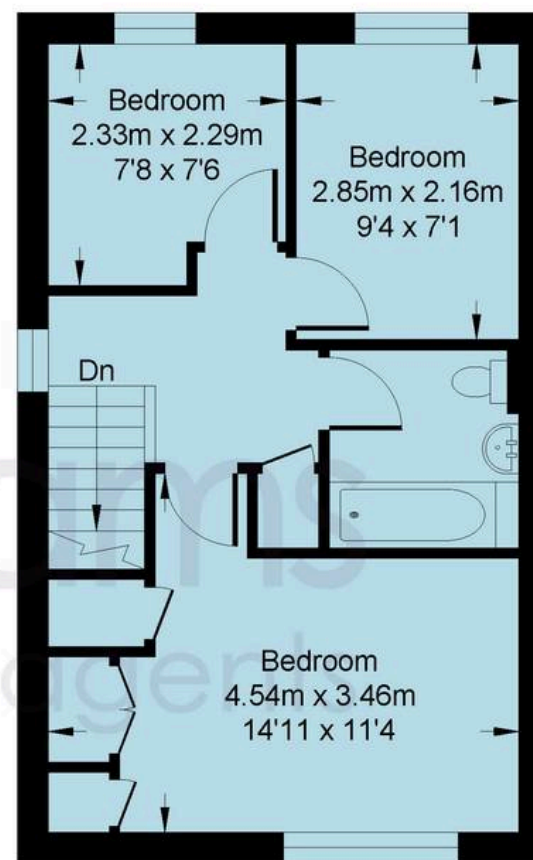
An excellent opportunity for first-time buyers, growing families, or those looking to enjoy the area's excellent transport links, highly regarded schools and local amenities.



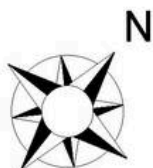




GROUND FLOOR



FIRST FLOOR



Ropeland Way

Approximate Internal Area = 742.81 sq ft / 69.01 sq m

Garage = 168.56 sq ft / 15.66 sq m

Total = 742.81 sq ft / 69.01 sq m

For identification only - not to scale



The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Henry Adams – Horsham

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