



46 Longhurst Avenue, Horsham

Guide Price **£475,000**


Henry Adams
estate agents

46 Longhurst Avenue

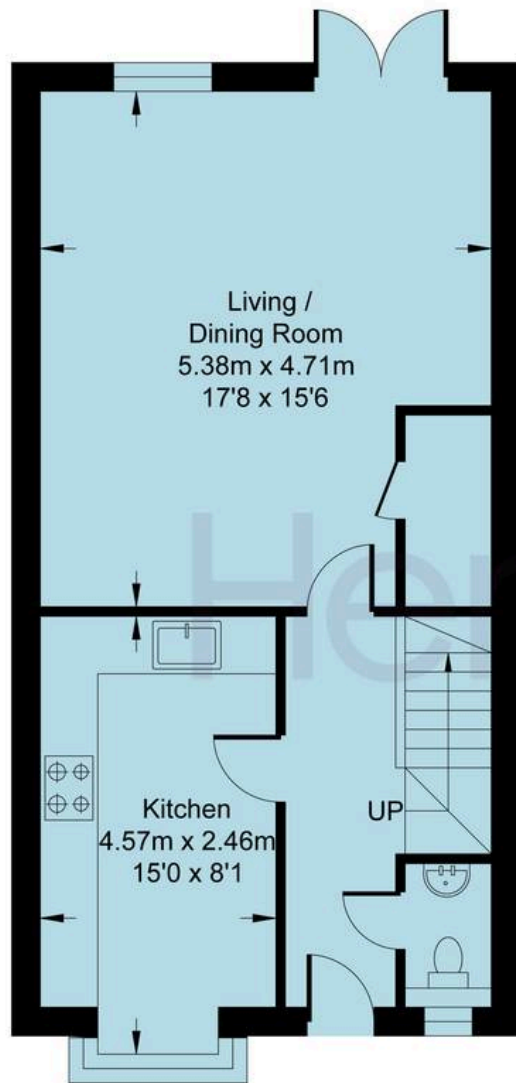
Horsham

This well presented three-bedroom two bathroom semi-detached house is situated within the sought-after Highwood development, offering an ideal blend of modern living and convenience. The property features a spacious and light-filled living area, with patio doors that open directly onto the rear garden, creating a seamless flow between indoors and outdoors. The contemporary kitchen is well-equipped for family life and entertaining, while a ground floor WC adds further practicality. Upstairs, the principal bedroom benefits from a stylish ensuite shower room, providing a private retreat. Two additional bedrooms are served by a modern family bathroom, making this home perfect for families or professionals seeking extra space. The property's thoughtful layout, combined with neutral décor, ensures a welcoming and comfortable environment throughout.

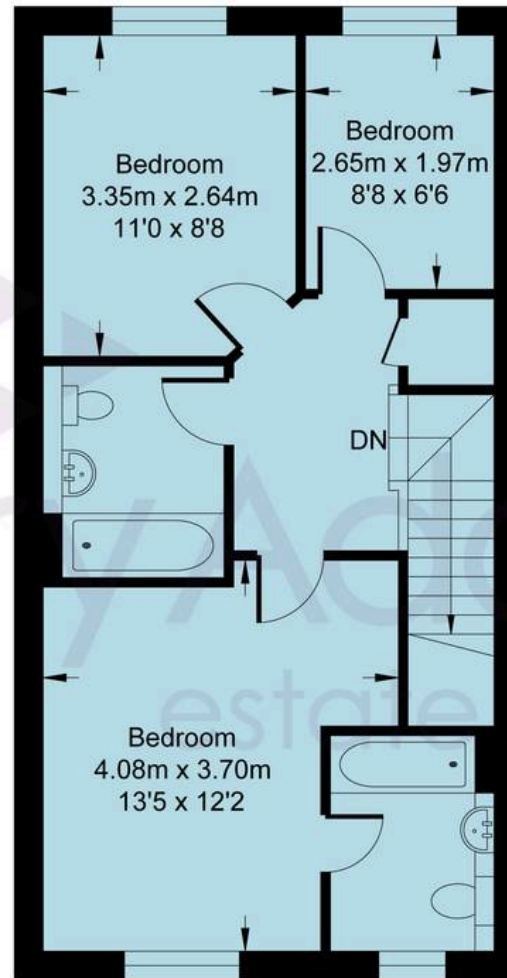
The outside space is equally impressive, with a well-maintained rear garden that offers both a patio area for al fresco dining and a lawn for relaxation or play. The garden is securely enclosed, making it ideal for children or pets. The garage and parking can also serve as a useful workshop or storage area for bikes and gardening equipment. The Highwood development is known for its attractive landscaping and proximity to local schools, amenities and the leisure centre, making this location as practical as it is desirable. This property presents an excellent opportunity to enjoy contemporary living with generous outside space in a thriving community.



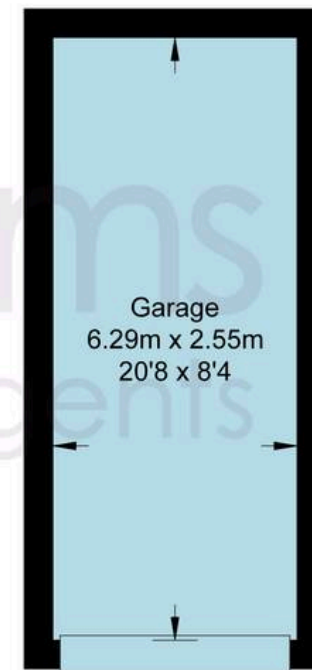




GROUND FLOOR



FIRST FLOOR



GARAGE



Longhurst Avenue

Approximate Internal Area = 975.96 sq ft / 90.67 sq m

Garage = 172.65 sq ft / 16.04 sq m

Total = 1148.61 sq ft / 106.71 sq m

For identification only - not to scale



Highwood Village is a sought after Berkeley Homes development with a strong sense of community with paths and nature areas on the edge of Horsham town. 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.

Agent note - Management estate fee - £300.00 per annum approx

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







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.