



**Chennells Way
Horsham, RH12 5TW**

**Offers Over
£550,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Chennells Way, Horsham, RH12 5TW



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LOCATION

Situated in North Horsham, Chennells Way is just 0.4 miles from Littlehaven Station with direct links to London. Outstanding-rated North Heath Primary School is only 0.6 miles away, while Bohunt Horsham Secondary is within 1.2 miles. Local shops and cafes are just a 5-minute walk, and Horsham town centre-with its array of restaurants, shops, and leisure options-is under 2 miles away. The picturesque Warnham Nature Reserve and Holbrook Club are both nearby, making this a superbly located home for families and commuters alike.

PROPERTY

Tenure: Freehold

This immaculately presented four-bedroom link-detached home has been thoughtfully modernised throughout and offers the perfect blend of style, space, and practicality. Set within a peaceful residential area of North Horsham, the property boasts a spacious and bright interior finished to a high standard. The heart of the home is the stunning open-plan kitchen and dining area, complete with sleek cabinetry, integrated appliances, and a breakfast bar, leading out to the landscaped garden via patio doors. The generous living room features a large window and neutral décor, creating a calm and inviting space to relax.

Upstairs, the property offers four well-sized bedrooms, two of which are currently used as home offices-ideal for flexible living or remote working. The principal bedroom features fitted wardrobes and dual-aspect windows for maximum light. A modern family bathroom and a stylish downstairs WC complete the accommodation. The property has been finished with quality flooring, tasteful colour schemes, and attention to detail throughout, making it a true turnkey home.

This is an ideal purchase for families, professionals, or anyone seeking a contemporary home in a desirable and well-connected location.

OUTSIDE & PARKING

The property benefits from excellent outdoor space, featuring a well-maintained rear garden with a lawned area, paved patio, and a stylish seating zone-perfect for summer entertaining or relaxing in privacy. Tall fencing and mature greenery provide a sense of seclusion. The front of the house offers generous off-street parking for multiple vehicles, with a private driveway and access to a single garage, ideal for storage or further parking. Located in a quiet, family-friendly cul-de-sac, the home enjoys a peaceful setting while remaining conveniently close to transport links, local amenities, and green spaces.





Buses

3 minute walk



Shops

Coltsfoot Drive
4 minute walk



Trains

Littlehaven – 0.4 miles
Horsham – 1.1 miles



Airport

Gatwick
11.3 miles



Roads

M23
5.6 miles



Sport & Leisure

The Holbrook Club
7 minute walk



Rental Income

£2,100 pcm



Schools

North Heath Primary
Littlehaven Infant
The Forest School
Bohunt



Broadband

Up to 2000 Mbps

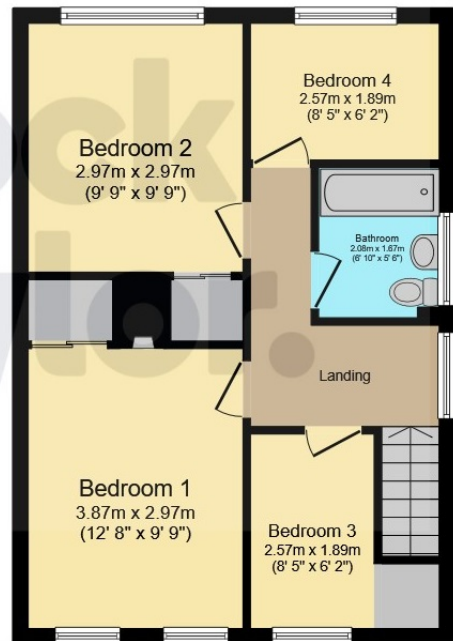


Council Tax

Band E

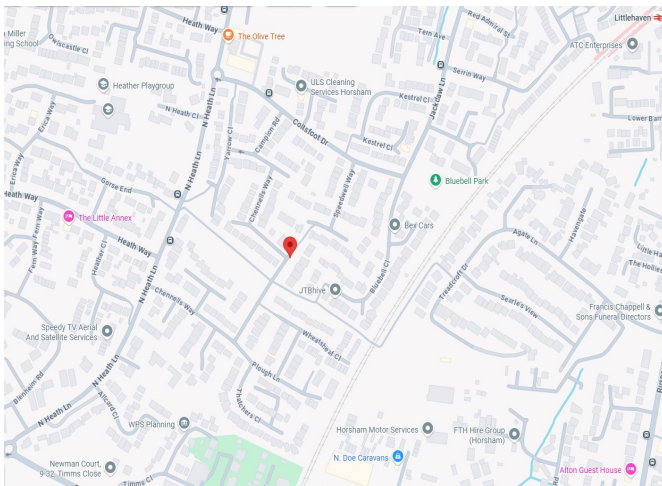


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

1,176 sq ft / 109 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		54	84

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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