



3 Wisteria Place

Coolham, Horsham, West Sussex, RH13 8GU

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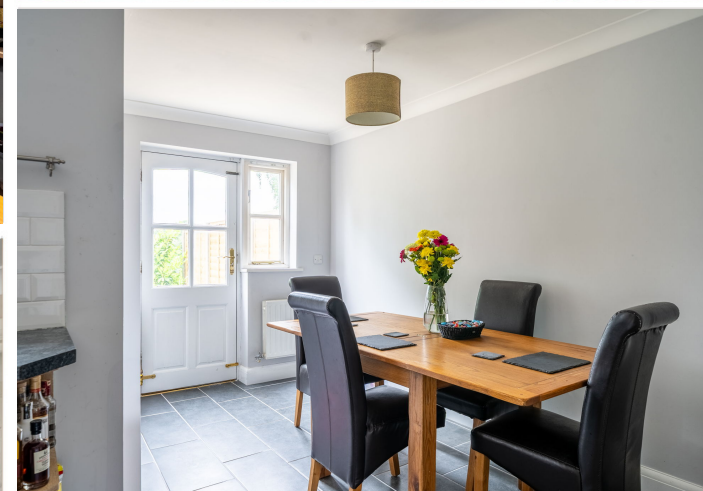


Alex Harvey
A passion for property

3 Wisteria Place

A well-presented, three-bedroom semi-detached home, situated in a small cul-de-sac with attached garage and driveway parking. Located in the quaint village of Coolham, with Horsham just a short drive away, for shopping and mainline railway station.

- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINER
- EAST-FACING GARDEN WITH COUNTRYSIDE VIEWS
- ATTACHED GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION



his beautifully located home offers modern living with plentiful and versatile accommodation arranged over three floors, with lovely countryside views and an attached garage.

The welcoming hallway provides access to the stairwell to the upper floors and the living room. The living room, with built-in storage, has views to the front and a doorway leading to the downstairs cloakroom and the kitchen/dining room. The kitchen has been fitted with wood-effect units with contrasting stone-effect worktops and finished with modern tiling. Appliances include an under-counter double oven, ceramic hob with extractor over, and space with plumbing for a dishwasher and washing machine. The dining area has space for a table with chairs and a back door leading into the garden.

The stairwell leads to the first-floor landing with access to two double bedrooms, both with built-in storage, airing cupboard and the family bathroom. The family bathroom has been fitted with a white suite comprising panelled bath with shower & shower screen, low-level w.c., basin unit with storage, and finished with modern tiling. A continuation of the stairwell leads to the second floor with third double bedroom, which benefits from a luxurious en-suite shower room. Bedrooms one and two have fabulous far-reaching views across the surrounding countryside.

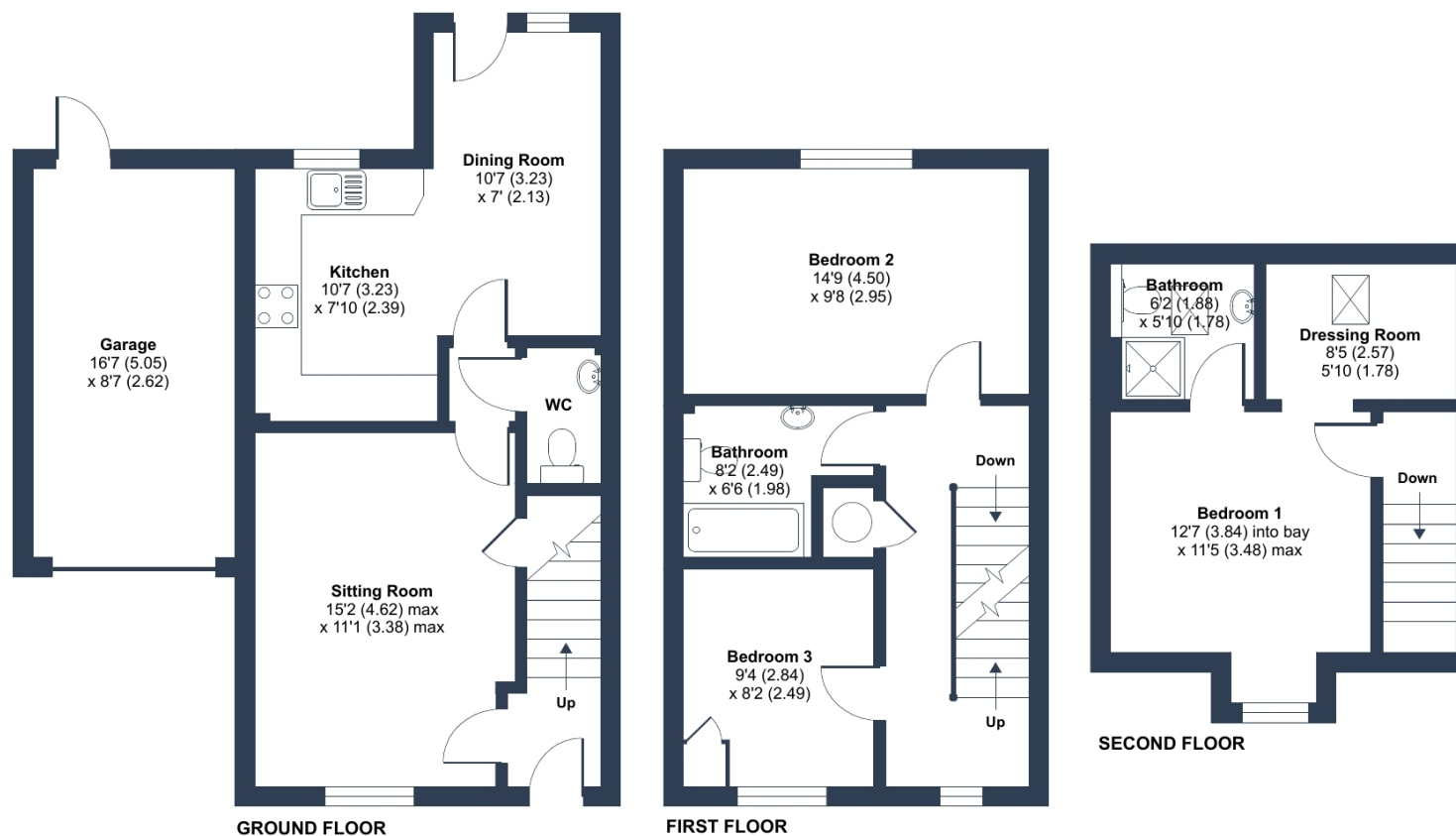


OUTSIDE

The property is approached via the driveway, leading to the attached garage with lighting and power. The rear garden enjoys lovely views across countryside and is enclosed by fencing and mature hedges. The garden has an area of lawn and a generous patio with plenty of space for table and chairs, perfect for alfresco dining and summertime entertaining.

Coolham is a delightful and conveniently located rural village. Local facilities include a village school and public house. Billingshurst, less than four miles away and Horsham, less than eight miles away provide more comprehensive facilities including shopping, schools, colleges, and mainline rail services to London. There are excellent sporting and recreational facilities in the area whilst over the surrounding countryside there are many miles of beautiful walks and bike rides.





Approximate Area = 1241 sq ft / 115.3 sq m (includes garage)

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1305135

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, oil, water and mains drainage are currently connected to the property.

Council Tax Band D. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

