



4 Erica Way

Horsham, West Sussex, RH12 5XL



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Alex Harvey
A passion for property

4 Erica Way

A detached four-bedroom family home, situated on a mature plot with a detached garage with driveway. Located close to local amenities and within a short distance of Horsham mainline railway station.

- FOUR BEDROOMS
- KITCHEN WITH UTILITY AREA
- TWO RECEPTION ROOMS
- CONSERVATORY
- DETACHED GARAGE
- POPULAR LOCATION
- NO ONWARD CHAIN



The welcoming hallway provides access to the sitting room, kitchen, downstairs cloakroom and the stairwell to the first floor.

The sitting room to the front of this home has a feature fireplace with a gas fire, tiled surround & hearth, and painted wood mantel. The good-sized window offers views to the front and provides plenty of natural light. An archway leads into the bright dining room with views into the garden and sliding doors into the conservatory which provides further, versatile living space. The kitchen has a pantry and is fitted with a variety of traditional style units, complementing stone-effect worktops, and finished with under-unit lighting and ceramic floor tiles. For your appliances, there is space for a cooker, dishwasher, and washing machine. The utility area has space for a fridge and freezer and a door leading outside, making this an ideal boot room.

The stairwell leads to the first-floor landing with access to all four bedrooms, airing cupboard and family bathroom. Three bedrooms are doubles and bedroom one has built-in wardrobes. Bedroom three is currently being used as a study. The fully tiled family bathroom has been fitted with a white suite comprising panelled bath, low-level w.c., and pedestal wash basin.

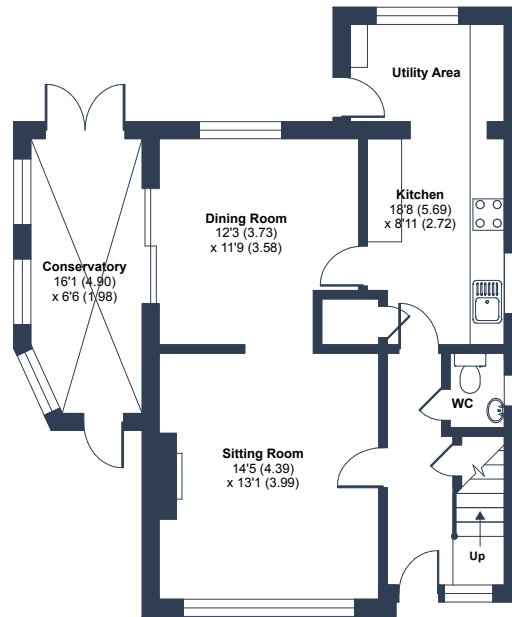
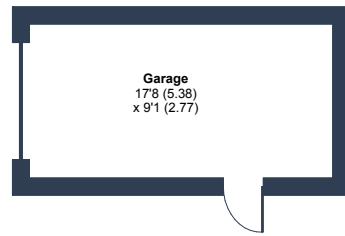


OUTSIDE

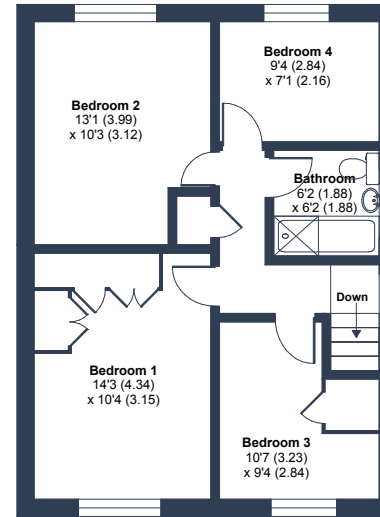
The property is approached via a pathway, with an enclosed front garden, mainly laid to lawn with established trees and a flower bed. The detached garage has a driveway with parking for one car and a side door that opens into the back garden. The courtyard-style back garden has established raised flower beds and is perfect for al-fresco dining and entertaining in the long summer months.

Horsham is a popular market town with a shopping centre and mainline station. Erica Way is situated within half a mile of the parade of shops at Coltsfoot Drive and is around two miles from Horsham town centre. For the commuter, Horsham mainline railway station is less than a mile and a half away.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1272 sq ft / 118.1 sq m
 Garage = 159 sq ft / 14.7 sq m
 Total = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Alex Harvey Estate Agents. REF: 852572

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, mains gas, water and mains drainage are currently connected to the property.
 Council Tax Band E. 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**



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