



## 3 Redwing Close

Horsham, West Sussex, RH13 5PE

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An improved and beautifully presented three-bedroom, semi-detached family home, set on a mature plot with driveway parking and secluded rear garden. Conveniently located close to local amenities and a short distance from Horsham town centre and mainline railway station.

- THREE BEDROOMS
- REFITTED OPEN PLAN KITCHEN/DINER
- SECLUDED EAST FACING REAR GARDEN
- DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- SCOPE TO FURTHER EXTEND (STPP)



This extended home has been recently improved and offers a bright and modern living space.

The welcoming porch, with the convenience of a downstairs cloakroom, leads into the bright and spacious sitting room. The sitting room has practical yet stylish wood-effect flooring and a feature fireplace with painted brick surround and mantel. Glazed folding doors lead into the dual aspect kitchen/dining room with a continuation of the flooring and plenty of natural light from the sliding doors that lead out into the rear garden. The kitchen has been beautifully refitted with modern, shaker-style units with contrasting, stone-effect worktops including a central island which has a space for bar stools. Appliances include a split-level double oven, induction hob, and integrated fridge/freezer, washing machine and dishwasher.

The stairwell leads to the first-floor landing with a sizeable window providing plenty of natural light. The first floor offers two double bedrooms, good-sized single room and the bathroom. Bedrooms one and two have ample space for freestanding wardrobes, bedroom three could be used as a study, ideal for those working from home. The fully tiled, modern bathroom has been fitted with a white suite comprising panelled bath with glass shower screen and shower, low-level w.c., pedestal hand-wash basin, and is finished with contrasting flooring.

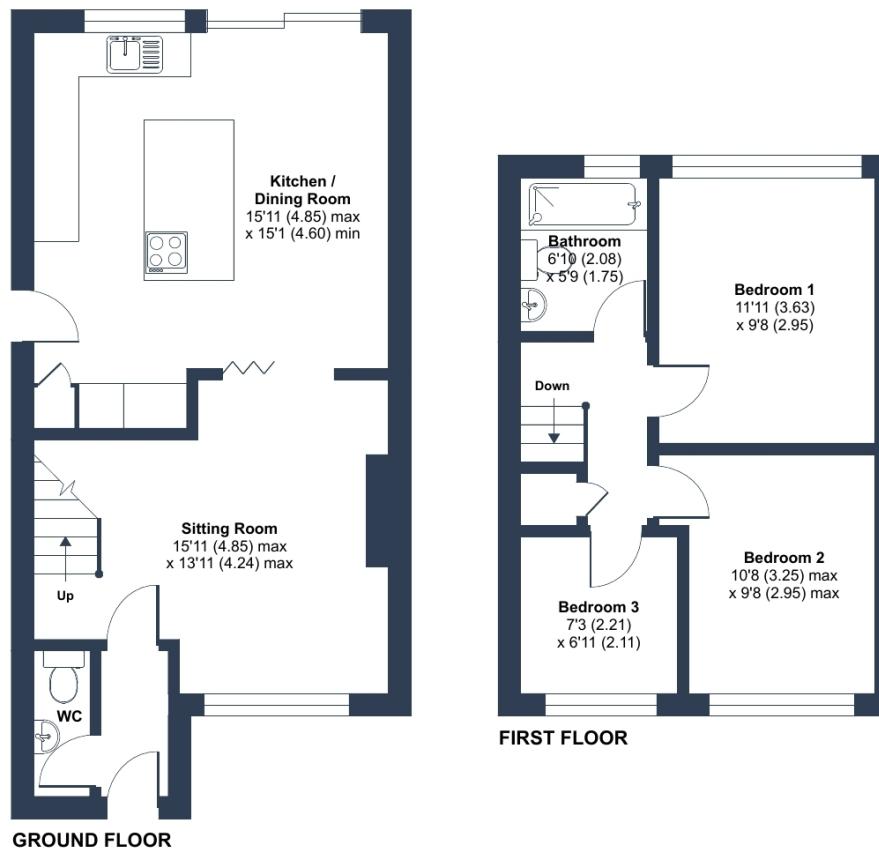


## OUTSIDE

The property is located in a cul-de-sac and approached via a driveway, with parking for two vehicles and a front garden mainly laid to lawn with shrubs. A side gate leads to the mature, east-facing rear garden. This secluded space is mainly laid to lawn with established planting and a generous patio area, perfect for al-fresco dining & entertaining.

Located in the popular market town of Horsham, with the mainline railway station less than a mile away. The Carfax in the town centre is around a mile away, offering a wide range of restaurants, services, and shopping facilities. A selection of schools is within a short distance of this home. Horsham Park is extremely popular with families, with many events held throughout the year and the Pavilions Sport and Leisure Centre offers a variety of activities.





Approximate Area = 874 sq ft / 81.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1281326

**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 D. EPC-E.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110** or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)