



10 West Way

Slinfold, Horsham, West Sussex, RH13 0SB

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Alex Harvey
A passion for property

10 West Way

A well-proportioned three-bedroom detached bungalow, situated on a mature plot with an integral garage and driveway parking. Located in the quaint village of Slinfold, close to local amenities and a short drive from Horsham town with further facilities and a mainline railway station.

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- SECLUDED REAR GARDEN
- GARAGE & DRIVEWAY
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN



This well-presented detached bungalow offers plentiful and versatile accommodation, located in a cul-de-sac, with a secluded garden and integral garage.

The welcoming porch leads into the spacious and bright sitting room with a feature fireplace, currently with an electric fire, and double internal doors leading into the dining room. The dining room, to the rear of the property, has plenty of natural light from the sliding doors that lead into the rear garden.

The kitchen is accessed from the sitting room and offers a variety of retro units with stone-effect worktops and finished with patterned tiling. Appliances include a cooker with extractor over, washing machine, dryer and fridge/freezer.

To the left of the bungalow is the sleeping quarters including two double bedrooms, single bedroom and family bathroom. The main bedroom is currently used as a self-contained studio with ensuite and kitchenette however this could be updated to include a larger ensuite if that was preferred. Both double bedrooms have built-in storage.

The family bathroom is fitted with a white suite comprising panelled bath with shower over, wall-hung basin, WC, and finished with modern tiling.



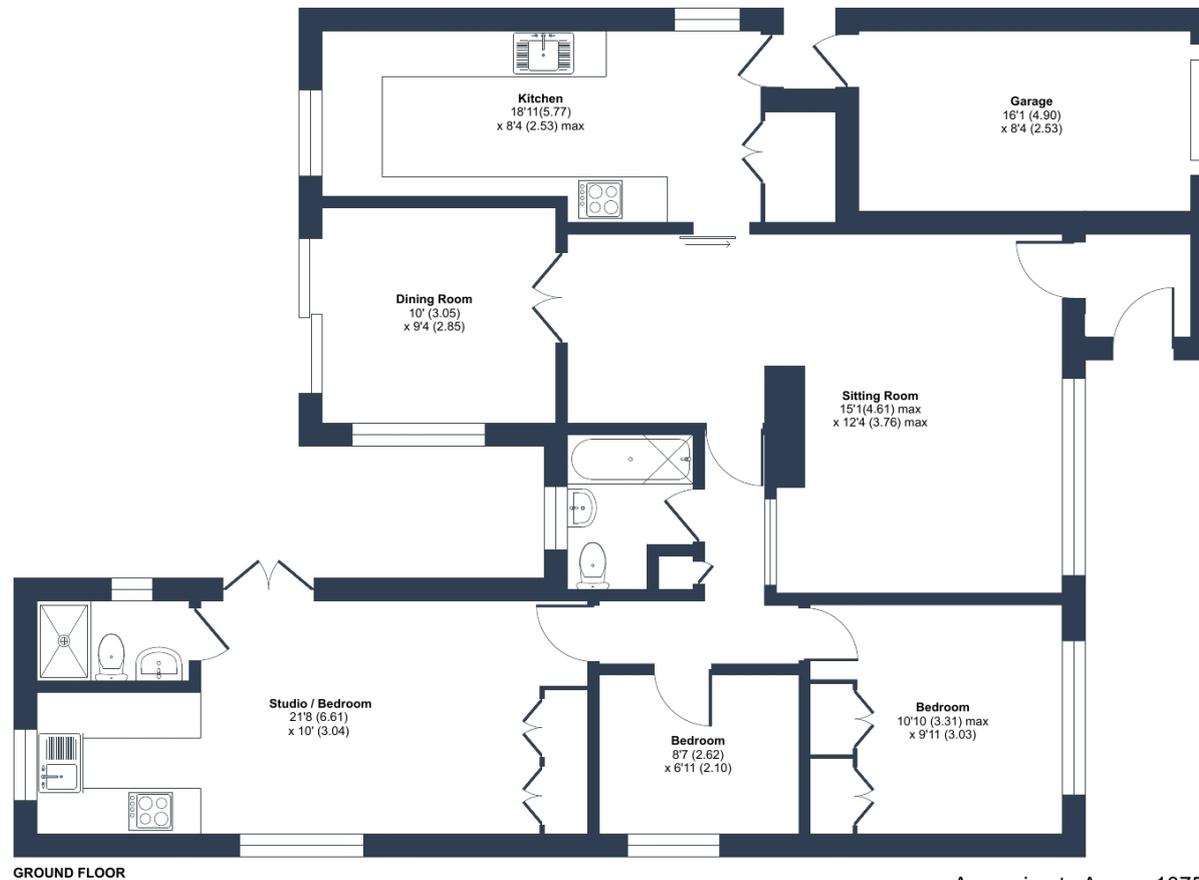
OUTSIDE

The property is approached via a stone driveway, with parking for at least two cars, leading to the integral garage with power & lighting. A side gate leads to the rear garden, a lovely, secluded space, mainly laid to lawn with mature borders, good-sized shed for storage, and a generous patio area, perfect for alfresco dining and summertime entertaining. To the left of the house is a small storage area, currently used to store bicycles.



Slinfold is a picturesque village, almost midway between Billingshurst and Horsham (both have direct railway services to Victoria/London Bridge). The ancient St Peter's church, the primary school and the Red Lyon Public House occupy central locations. Local sporting facilities include golf at Slinfold Golf & Country Club and football, cricket, and tennis clubs within the village. For older children there is The Weald comprehensive school in Billingshurst.





GROUND FLOOR

Approximate Area = 1075 sq ft / 99.8 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1191 sq ft / 110.5 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). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1423213

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, storage heaters, water and mains drainage are currently connected to the property. Council Tax Band E, however this could be subject to change. EPC-F.

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

