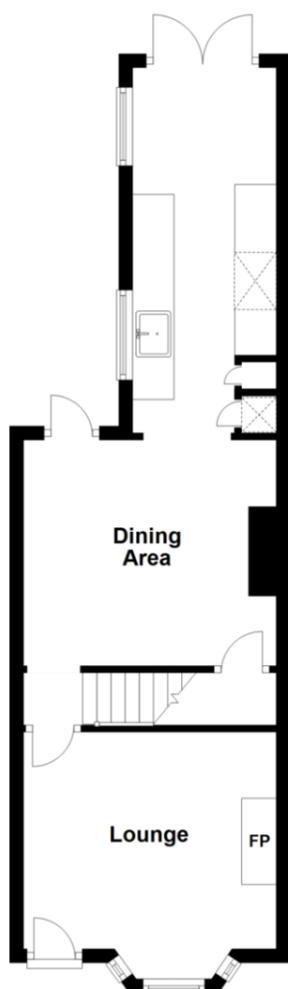


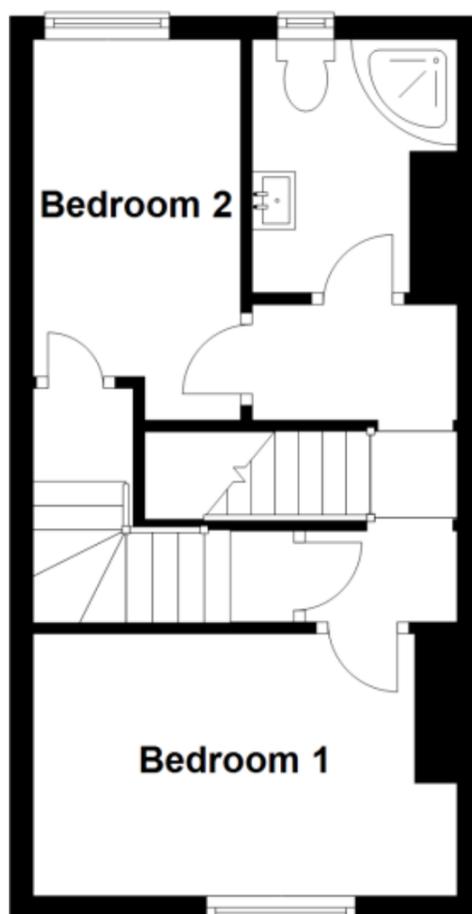


A superbly presented and deceptively spacious Victorian semi-detached cottage, set in a highly convenient location, within walking distance of Horsham town centre and the mainline train station. Also situated in sought after school catchments. Comprising on the ground floor of a well proportioned lounge with wood burner, dining room, stunning 17ft shaker style kitchen/breakfast room with appliances included. To the first floor are two bedrooms and a modern shower room and to the second floor is a loft room. Outside is a large and well stocked south facing rear garden.

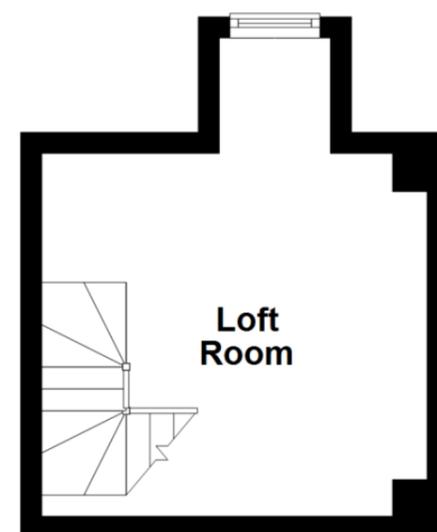
**Ground Floor**  
Approx. 38.9 sq. metres (418.4 sq. feet)



**First Floor**  
Approx. 27.0 sq. metres (290.9 sq. feet)



**Second Floor**  
Approx. 13.8 sq. metres (148.4 sq. feet)



**44 Highlands Road**  
Horsham, West Sussex, RH13 5LU  
£1400PCM



**FRONT:**

Front garden enclosed by picket fencing  
Path leading to gated access to rear garden  
Path leading to front door

**LOUNGE:**

**3.66m (12'0") x 3.63m (11'11")**  
A well proportioned reception room  
Front aspect bay window with wooden shutters  
Hardwood oak flooring  
Recess shelving with inset lighting  
Wood burner stove inset into the fireplace  
Door to inner lobby

**INNER LOBBY:**

Stairs rising to first floor  
Door to dining room

**DINING ROOM:**

**3.66m (12'0") x 3.28m (10'9")**  
Another generously proportioned reception room  
Continuation of hardwood oak flooring  
Glazed door to rear garden and gated side access  
Large under stairs storage cupboard  
Opening onto kitchen/breakfast room

**KITCHEN/BREAKFAST ROOM:**

**5.28m (17'4") x 2.08m (6'10")**  
A great sized dual aspect room  
Extensive range of shaker style base, drawer, wall and larder units  
Butchers block work surfaces  
Inset Butler sink with spray mixer tap  
Integrated fridge/freezer  
Integrated dishwasher and washing machine  
Stainless steel range oven with extractor canopy over  
Tumble dryer  
Concealed gas boiler  
Inset spotlighting  
Window to side aspect  
French doors opening onto the patio area  
Continuation of hardwood oak flooring  
Breakfast area to the rear of the kitchen



**FIRST FLOOR LANDING:**

Door to stairs leading to loft room  
Doors to all first floor rooms

**MASTER BEDROOM:**

**3.38m (11'1") x 2.26m (7'5")**  
Front aspect double bedroom  
Recess for wardrobe

**BEDROOM TWO:**

**3.30m (10'10") x 1.78m (5'10")**  
Rear aspect bedroom  
Large walk in under stairs storage cupboard with hanging rails

**SHOWER ROOM:**

**2.18m (7'2") x 1.37m (4'6")**  
Modern shower room with coordinating tiling  
Tongue and groove panelling  
Wall mounted wash hand basin with mixer tap  
Corner shower cubicle with thermostatic shower  
Low level WC  
Window to rear aspect  
Inset spotlighting

**LOFT ROOM:**

**3.43m (11'3") x 2.51m (8'3")**  
Window to rear aspect  
Eaves storage  
Recess shelving

**REAR GARDEN:**

A good sized sunny aspect rear garden  
Abundance of shrub planting  
Paved patio area  
Area of lawn  
Pathway leading to further garden area which has a shed and gravel patio area  
Gated side access to front

