



**Devonshire Road
Horsham, RH13 5EF**

**Offers Over
£650,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Devonshire Road, Horsham, RH13 5EF



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LOCATION

Situated in the heart of Horsham, Devonshire Road enjoys a prime location just a short stroll from the vibrant town centre, with its eclectic mix of independent shops, restaurants, and cafés. For commuters, Horsham station is only a 5-minute walk away, offering regular services to London Victoria and London Bridge, making it ideal for those needing swift access to the capital. The property is also well-positioned for local schools, parks, and leisure facilities, blending the convenience of urban living with the charm of a well-connected market town surrounded by West Sussex countryside.

PROPERTY

Tenure: Freehold

This beautifully presented five double bedroom Victorian townhouse perfectly blends period character with stylish modern updates. Set across three spacious floors, the home features high ceilings, original cornicing, and large sash windows that flood the rooms with natural light. The elegant living spaces include a generous front reception room with feature fireplace, and a modern open-plan kitchen and dining area. Upstairs, the bedrooms are all generously proportioned, offering flexibility for family life, guest rooms,

or home office needs. Thoughtful modernisations, including updated heating and wiring, complement the timeless period details, creating a comfortable and elegant home that retains its historic charm.

OUTSIDE

To the front, the property has a small porch area with original Victorian tiling, providing a welcoming entrance. The sunny rear garden is a real highlight, offering a private, low-maintenance space with rear access for added convenience. While there's no off-street parking, ample on-street permit parking is available, and the proximity to Horsham station (just a 5-minute walk to the platform) means you can easily leave the car behind. This charming home offers the ideal balance of town-centre living with a peaceful garden retreat.





Buses

7 minute walk



Shops

Town Centre
12 minute walk



Trains

Horsham
5 minute walk



Airport

Gatwick
11.9 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£tbc pcm



Schools

Kingslea Primary
St Mary's CoFE Primary
The Forest School
Millais



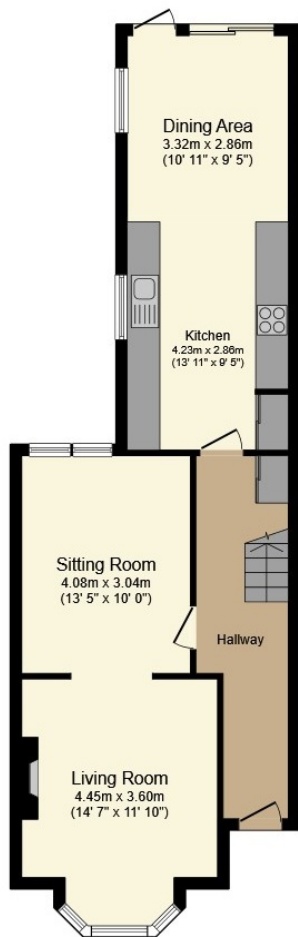
Fibre Broadband

Up to 2000 Mbps

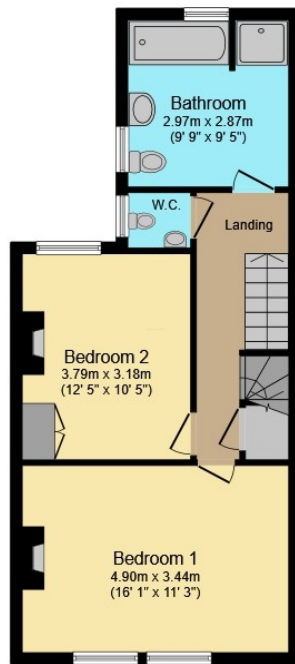


Council Tax

Band D



Ground Floor

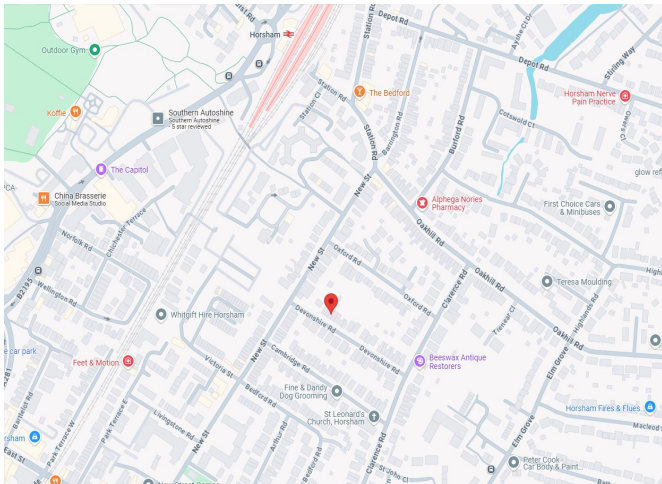


First Floor



Second Floor

Map Location



Total Approximate Floor Area

1,693 sq ft / 157.3 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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