



**London Road,
Horsham, RH12 1AN**

**Offers Over
£440,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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LOCATION

London Road embodies the true meaning of a central location. A stone's throw away is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a five minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The front door of this impressive property opens into a generous Hall, which has stairs rising to the First Floor and doors opening to the Kitchen and the impressive 17'4 x 12'4 Living Room. The Kitchen, along with the rest of the accommodation, has been beautifully refurbished, and now boasts a contemporary range of floor and wall mounted units, with space for a selection of

appliances. The Kitchen Diner measures 22'11 x 12'10, has space for a large dining table, which makes it ideal for entertaining and has an opening that overlooks the Living Room. Completing the Ground Floor Accommodation is the 14ft Utility Room and separate WC. A further feature of this fine home is the 16'7 x 10'11 Cellar which offers the new owner many options, including a Hobbies or Cinema Room, possible Home Office or simply excellent storage. To the First Floor you will find two large Double Bedrooms and the newly fitted Family Bathroom which measures over 11ft in length. This currently has a large double shower cubicle, but could be fitted with a bath if required. On the Top Floor is the stunning Master Suite which has a 16'5 x 14'2 Double Bedroom with plenty of space for Wardrobes and a 9'1 x 8'3 En Suite Bathroom with a separate bath and large shower cubicle.

OUTSIDE

To the Rear of the property, accessed via the Utility Room, is an enclosed low maintenance South West facing Courtyard Garden, with space for a barbecue in the summer months. From here you have gated access out to an area of hard standing, where you will find the property's own parking space which is accessed via Springfield Road. In addition to this, permits can be purchased for parking along the road to the front of the property.





Buses

2 minute walk



Shops

Swan Walk
5 minute walk



Trains

Horsham – 0.5 miles
Littlehaven – 1.7 miles



Airport

Gatwick
11.9 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.5 miles



Rental Income

£1,550 pcm



Schools

St Mary's Primary
Trafalgar Infant
Tanbridge House



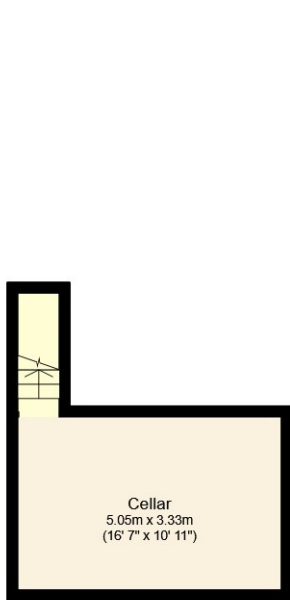
Broadband

Up to 145 Mbps

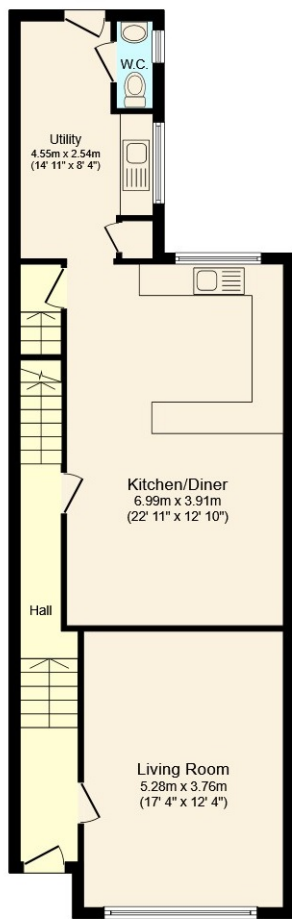


Council Tax

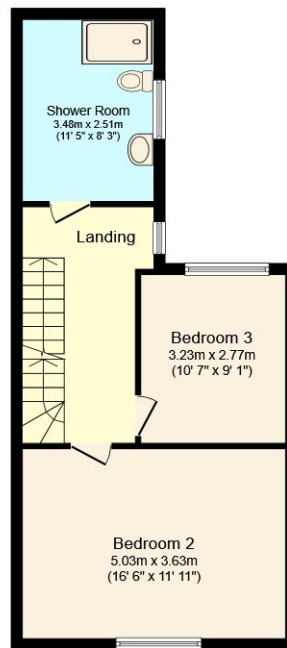
Band E



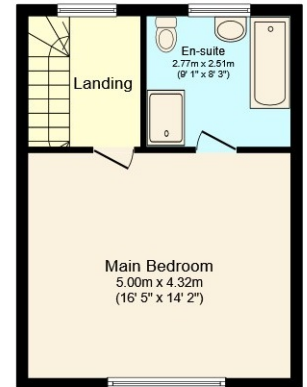
Basement



Ground Floor

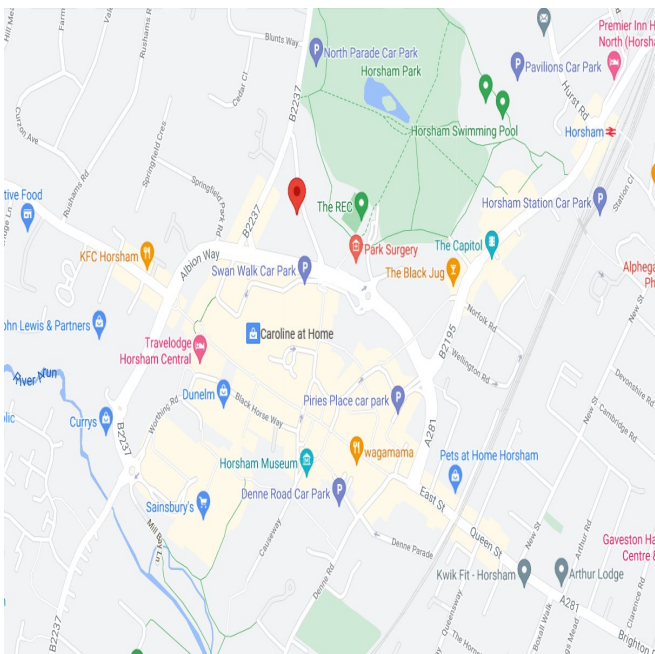


First Floor



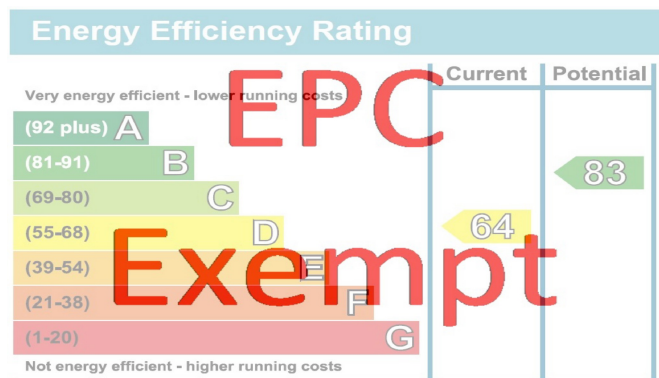
Second Floor

Map Location



Total Approximate Floor Area
1,864 sq ft / 173 sq m

EPC Rating



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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2-4 East Street, Horsham, West Sussex, RH12 1HL



AWARD WINNER

2019-2020