



**London Road  
Horsham, RH12 1AN**

**Asking Price Of  
£560,000**

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

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



**LOCATION**

The property is positioned in a highly convenient and visual location on London Road, less than a minutes walk from Horsham's thriving town centre. The prosperous market town has a wide range of businesses, ranging from small independent retailers, to national High Street brands, including John Lewis, Oliver Bonas, Next, H & M and a TK Maxx Home Store, that attracts a high number of visitors to the area. In addition the town offers a wide range of bars, restaurants and coffee shops, with an Everyman Cinema and The Capitol Theatre. The town also offers good communications to London, with a direct train service to London Victoria (55 mins) and is within a short drive of J11 of the M23. The area has a wide selection of schools and a highly regarded college, with Gatwick Airport also within a short drive.

**ACCOMMODATION**

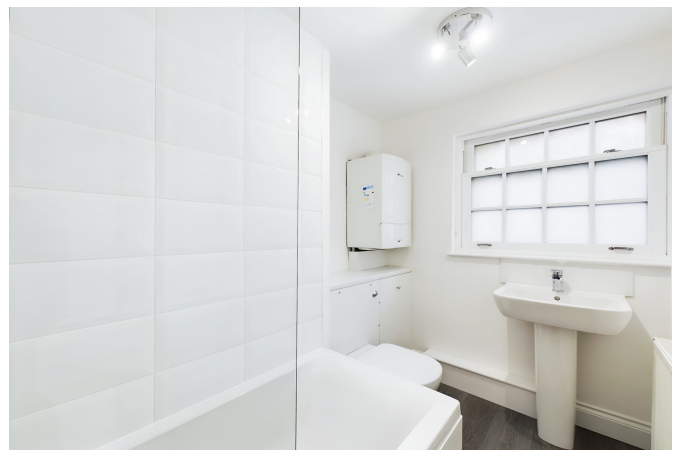
Tenure: Freehold

This unique freehold property encompasses both a ground floor office or retail unit, ideal for a wide variety of uses, and a split level 4-bedroom maisonette, with its own direct access. The ground floor features an entrance/reception hallway that leads into an expansive area, suitable for a

variety of different businesses, including a restaurant, office, or a clinic, if adapted to create separate consulting rooms. In addition there is a basically equipped kitchen, with a cloakroom and a spacious cellar, offering useful storage space. A separate, adjacent door leads into an entrance hall, with stairs rising to a landing, with a spacious living room with an open-plan refitted kitchen and a separate bedroom, or dining room. The second floor offer three bedrooms, with an en suite shower room, and family bathroom. The property has been recently refurbished, with gas central heating and double glazing.

**OUTSIDE**

The property has independent access, for both the ground floor office and split level maisonette, from London Road, in addition to the commercial property having additional rear access to a private car park, approached either from Springfield Road, or London Road. There is a small external courtyard too.







**Buses**

3 minute walk



**Shops**

Town Centre location



**Trains**

Horsham – 0.6 miles  
Littlehaven – 1.7 miles



**Airport**

Gatwick  
14.8 miles



**Roads**

M23  
6.7 miles



**Sport & Leisure**

Pavilions in the Park  
0.5 miles



**Rental Income**

£tbc



**Schools**

Trafalgar Infant  
Greenway Junior  
Tanbridge House



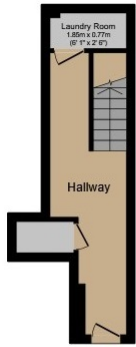
**Fibre Broadband**

Up to 944 Mbps

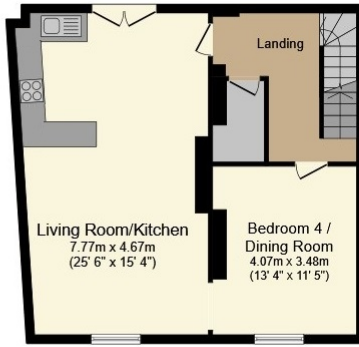


**Council Tax**

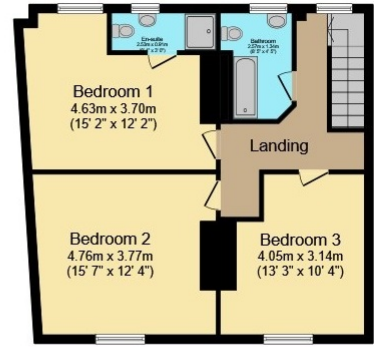
47a London Road  
Band D  
+ Business Rates



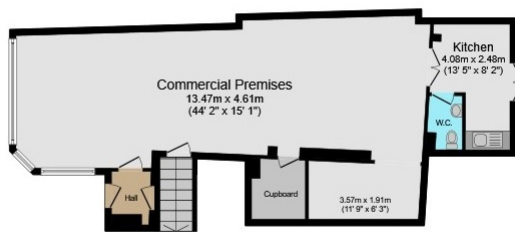
Ground Floor



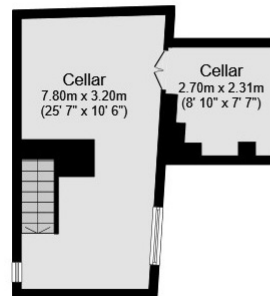
First Floor



Second Floor

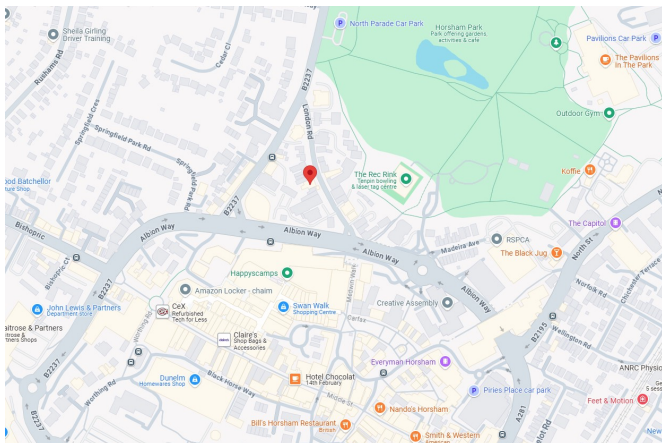


Commercial Premises Ground Floor



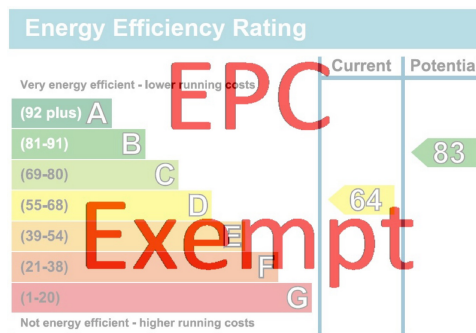
Lower Ground Floor

Map Location



Total Approximate Floor Area  
2,679 sq ft / 249 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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2-6 East Street, Horsham, West Sussex, RH12 1HL

