



**Arthur Road,
Horsham, RH13 5BQ**

**Offers Over
£725,000**

01403 272022
brocktaylor.co.uk

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

LOCATION

Arthur Road is an ultra-convenient position, set within a short walk of Horsham town centre, with its extensive range of bars, restaurants and coffee shops. For entertainment, the town also features an Everyman cinema and The Capitol Theatre, that offers an extensive range of shows, comedians and musicians. There is also an extensive range of shopping facilities, from independent retailers, to major High Street chains, including John Lewis, Oliver Bonas and TK Maxx. The house is also within easy access of a number of schools including, St Mary's, Kingslea, Millais and The Forest School, with the main line station also only a short walk from the house, that offers a direct service to London Victoria (55 mins).

PROPERTY

Tenure: Freehold

This substantial four double bedroom home is presented in excellent order throughout, offering a superb balance of character and modern living. The property provides generous and versatile accommodation, including two spacious reception rooms ideal for both relaxing and entertaining. The well-appointed kitchen/dining area forms the heart of the home, offering a bright and sociable space with ample work surfaces and storage, perfectly suited to family life.

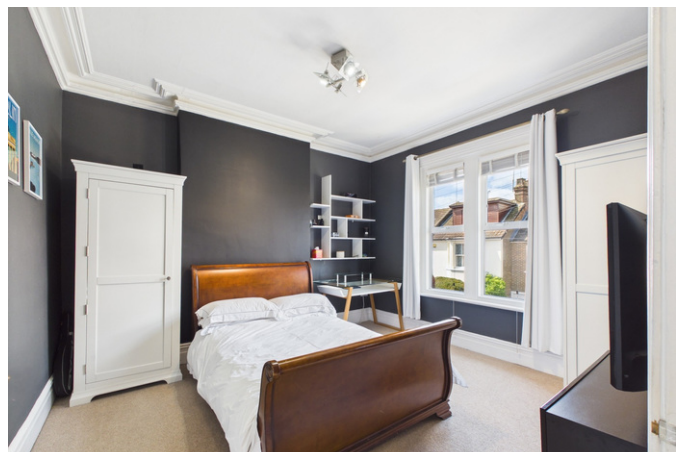
All four bedrooms are well-proportioned doubles, providing comfortable and flexible living arrangements. A particular highlight is the impressive top floor, which is dedicated to a luxurious master suite. This floor offers a spacious bedroom, a walk-in wardrobe, a separate office area, and a private bathroom, creating a peaceful and self-contained retreat. The home further benefits from two bathrooms and three toilets, ensuring convenience for busy households.

A useful basement adds valuable additional space, ideal for storage, a utility area, or potential further use depending on individual needs. The property is finished to a high standard throughout, with a warm and inviting feel, allowing for immediate occupation.

There is also excellent potential to extend the property further, subject to the necessary planning permissions, offering an exciting opportunity for future enhancement and added value. Overall, this is a spacious and well-maintained home perfectly suited to modern family living.

OUTSIDE & PARKING

Externally, the property features a private and beautifully maintained rear garden, providing a peaceful and attractive outdoor space ideal for relaxing, entertaining, and family enjoyment. The garden is thoughtfully landscaped with a combination of patio and lawn areas, enhanced by mature planting that adds both privacy and charm. To the front, the property benefits from convenient on-street parking, with good availability for both residents and visitors. The outdoor space complements the property perfectly, offering a balance of practicality and lifestyle appeal, making it an ideal setting for those who enjoy both indoor comfort and outdoor living.





Buses

3 minute walk



Shops

Town Centre
0.4 miles



Trains

Horsham – 10 minute walk
Littlehaven – 1.6 miles



Airport

Gatwick
12.1 miles



Roads

M23
6.5 miles



Sport & Leisures

Pavilions in the Park
0.6 miles



Rental Income

£tbc pcm



Schools

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



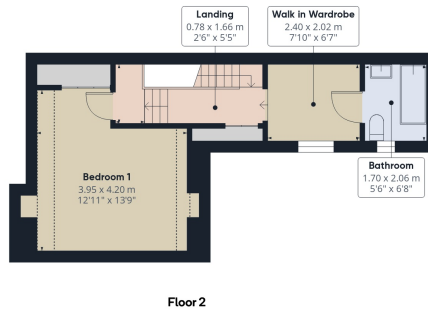
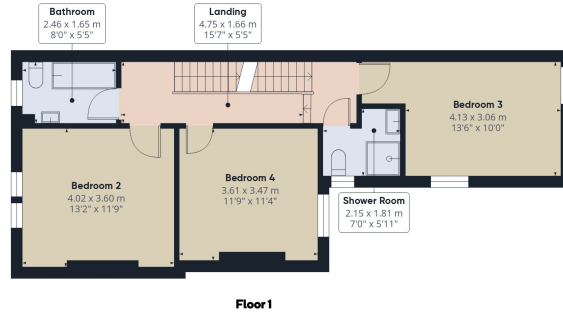
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band E



Approximate total area^m
 159.3 m²
 1717 ft²
 Reduced headroom
 3.1 m²
 33 ft²

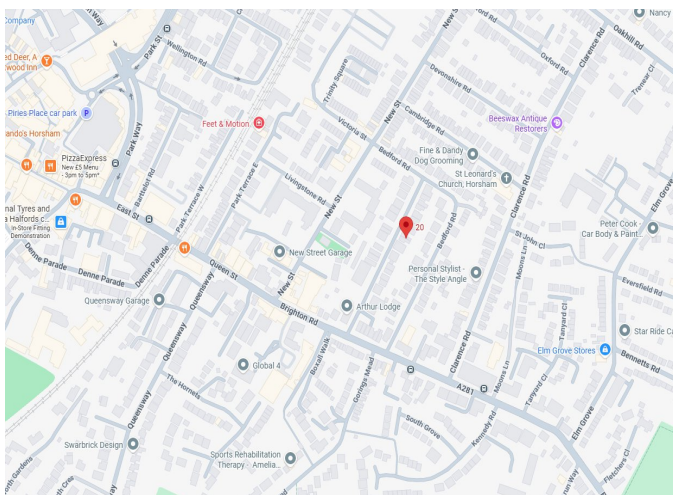
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

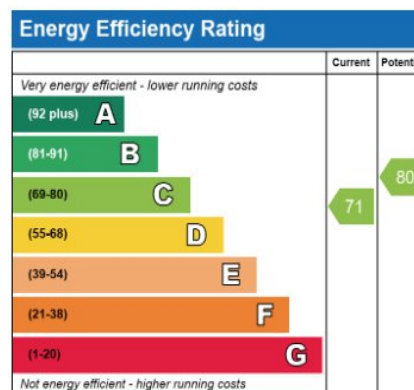
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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