



**New Street,
Horsham, RH13 5EA**

**Asking Price
£450,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Situated on a sought-after residential road, this attractive Victorian semi-detached home enjoys a highly convenient position within walking distance of Horsham town centre and Horsham railway station, offering excellent transport links to London and the South Coast. The property is also well placed for a range of local shops, cafés, restaurants, parks and well-regarded schools, making it an ideal choice for families and commuters alike. Combining period charm with an established and desirable location, this is a fantastic opportunity to enjoy everything Horsham has to offer whilst living in one of the town's most popular residential areas.

THE PROPERTY

Tenure: Freehold

Occupying a sought-after residential road, this charming three-bedroom Victorian semi-detached home offers spacious and well-balanced accommodation throughout whilst presenting an excellent opportunity for its next owner to personalise and create a home to their own taste. Full of character and natural light, the property is competitively priced to sell and is ideal for buyers looking for a home with excellent potential.

The ground floor comprises a welcoming entrance hall leading to a bright bay-fronted living room, a separate dining room and a fitted kitchen with direct access to the rear garden. A family bathroom is located on the ground floor, together with a separate WC, providing excellent practicality for modern family living.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom, a further double bedroom and a good-sized third bedroom, ideal as a child's room, nursery or home office. An additional WC on the first floor provides further convenience.

The property enjoys a beautifully established south-west facing rear garden, providing an excellent space for entertaining, relaxing or enjoying the afternoon and evening sunshine.

Offering generous accommodation, period charm and the opportunity to modernise over time, this Victorian home represents a fantastic opportunity to secure a property in one of Horsham's most desirable locations.

OUTSIDE & PARKING

Outside, the property enjoys a delightful south-west facing rear garden, predominantly laid to lawn with mature trees, established planting and a generous patio seating area, creating an ideal space for entertaining or family enjoyment. A covered pergola provides a sheltered seating area, allowing the garden to be enjoyed throughout the seasons. To the front, a gated pathway leads to the entrance, while on-road parking is available nearby, subject to local regulations.





Buses

6 minute walk



Shops

One Stop
4 minute walk



Trains

Horsham
5 minute walk



Airport

Gatwick
11.9 miles



Roads

M23
6.3 miles



Sport & Leisures

Pavilions in the Park
10 minute walk
RE+FORM Pilates Studio
7 minute walk



Rental Income

£2,000 pcm



Schools

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



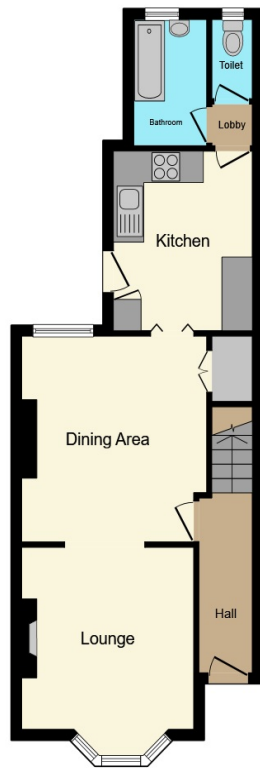
Fibre Broadband

Up to 5000 Mbps

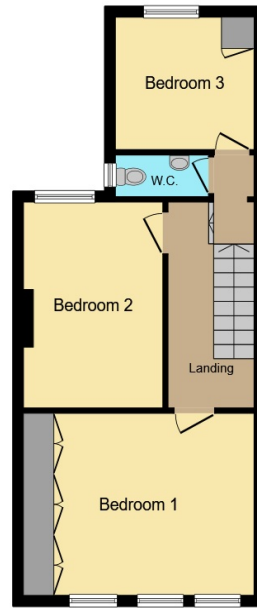


Council Tax

Band D



Ground Floor
Approx 46.4 sq. m (499.4 sq. ft)

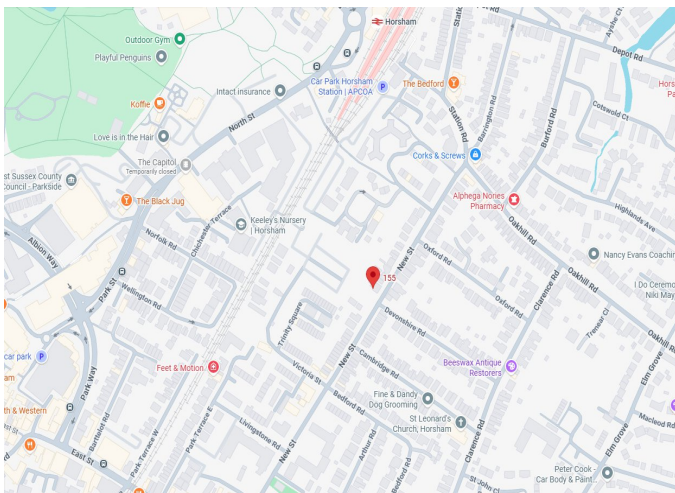


First Floor
Approx 41.1 sq.m (442.3 sq.ft)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 no 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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