

17 RICHMOND ROAD

HORSHAM • RH12



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***A rare opportunity to purchase a superb
Victorian, six bedroom family home
situated on one of Horsham's most
desirable tree lined roads***

Reception hall • Kitchen/Breakfast room • Utility room
Sitting room • Dining room • Drawing room
Cloakroom • Cellar

Master bedroom with ensuite • 5 further double bedrooms
Family bathroom • WC

Carriage driveway • Single garage • Large rear garden

In all approximately 0.2 acres.

Horsham station 0.6 miles (London Victoria/London Bridge
55 mins) • Gatwick airport 13.4 miles • Central London 40.2
miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied
upon as statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.









The Property

Situated on a tree lined road within walking distance of the town itself, Richmond road is one of Horsham's premier roads which benefits commuters by its proximity to Horsham Station that connects to London in under a hour.

This stunning Victorian double fronted property is entered through a beautifully crafted arch door into a spacious reception hall with parquet flooring, giving access to the drawing room, dining room, sitting room, cloakroom and kitchen/breakfast room which are all generous in size and boast charming character fireplaces, high ceilings and large windows. The spacious kitchen/breakfast room with log burner is beautifully appointed and provides an excellent space for entertaining family and friends.

To the first floor is the large master bedroom with high ceilings and a modernised en-suite shower room. There are 5 further large double bedrooms, additional WC and a family bathroom with stunning roll top bath.

Situation



Shopping: The historic market town of Horsham has comprehensive shopping and recreational facilities including cinema, leisure centre and wide range of restaurants.



Schools: There are a range of schools in the area including Millais, Tanbridge and The Forest schools as well as Handcross and Cottesmore schools.



Travel: The A24 and M23 are within easy reach connecting to the M25.



Gatwick Airport itself approximately 13.4 miles to the North East.



The mainline station 0.6 miles provides an excellent commuter service to London Victoria in 55 minutes, Gatwick Airport and the coast.

Garden and grounds

The property benefits from a generous lawned garden to the rear of the property which feels very secluded and private. There is also a patio area leading from the kitchen and to the side of the property providing an alfresco dining area perfect for those warm summer evenings.

To the front of the property is a large carriage driveway with space to park several cars and also access to a single garage.

Directions (Postcode RH12 2EG)

From Albion Way/A281, in the centre of Horsham, turn right onto Springfield Road which becomes North Parade, then turn right onto Hurst Road and after a short distance turn left onto Richmond Road where the property can be found approximately half way along Richmond Road on the left hand side with a carriage driveway.

Services

Mains gas, electricity, water and drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Horsham District Council. Telephone 01403 215100.



Approximate Gross Internal Floor Area
279.1 sq.m. / 3,004 sq.ft.

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