



86 Clarence Road, Horsham

Guide Price £475,000

86 Clarence Road

Horsham, Horsham

This wonderful home is arranged over two floors offering generous living space and no onward chain. Upon entering through the porch, the hallway welcomes you stepping into the sitting room with large double glazed windows enjoying the front aspect of the property. The separate open plan kitchen/dining room offers a range of wooden wall and base units with contrasting light work surfaces and tiling. Integrated appliances include oven, induction hob, extractor fan, dishwasher and washing machine. The kitchen/diner opens into the conservatory with garden views and French doors to the decking terrace. From the kitchen, is a study with an outlook to the garden, downstairs cloakroom and door access to the front and rear of the house.

To the first floor are two large bedrooms, with bedroom one enjoying the front aspect and cupboard space. Bedroom two is a bright room benefitting from garden views. The fully tiled bathroom features a bath with overhead shower, wash hand basin with vanity unit and low-level WC. Delightful two bedroom semi-detached home situated in central Horsham with no onward chain.

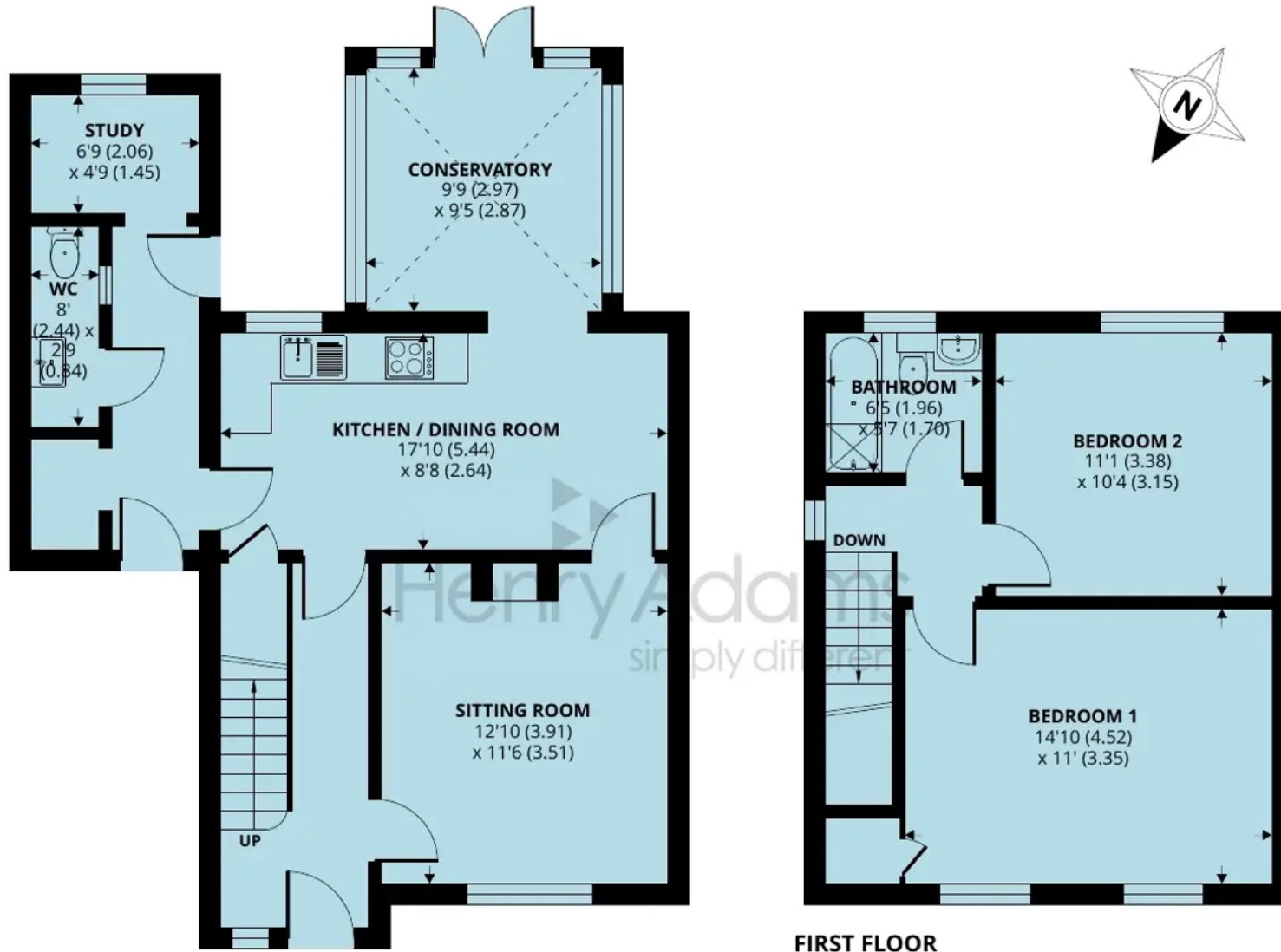
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Access to well-regarded schools
- Two bedroom semi-detached home
- Driveway
- Separate study
- Downstairs cloakroom
- Family bathroom
- Open plan kitchen/diner





86 Clarence Road, Horsham, RH13 5SG

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Henry Adams. REF: 1033366



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.