



35 Leith View Road, Horsham

Guide Price £340,000

# 35 Leith View Road

Horsham

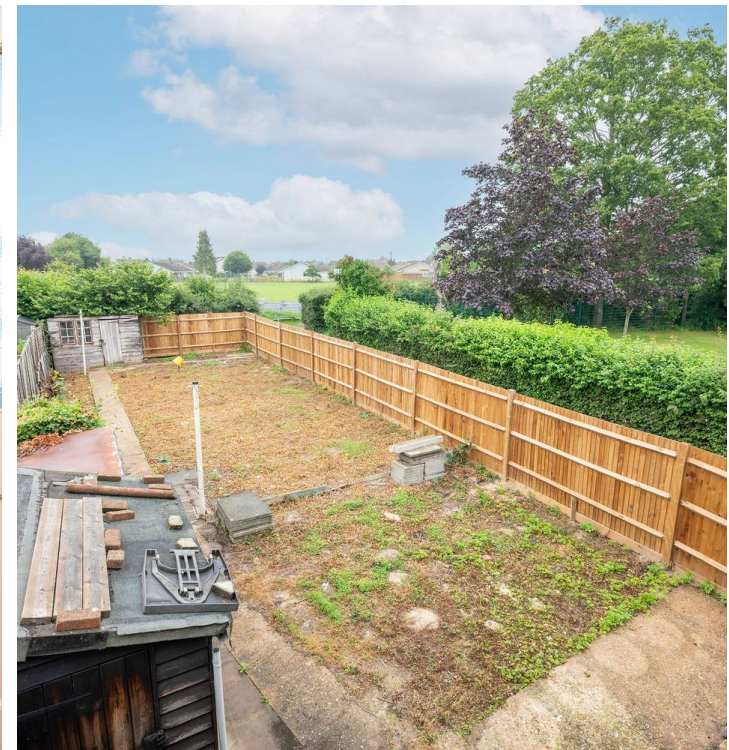
A great opportunity to put your own stamp on a three bedroom property in a popular location. Downstairs, the accommodation offers sitting room with bay window to the front of the property, kitchen with worktop and sink and window overlooking the rear garden and bathroom. There is an entrance hall giving access to the stairs to the first floor. The first floor is equally spacious offering a very good sized principle bedroom and two further bedrooms. Outside, the property impresses from the rear with a decent sized garden, access to a garden store and side access. To the front the property is approached via a path with mature shrubs and bushes to the side.

This property has been in the same family for a long time and with the potential and location is something that could be extended subject to planning permission.

Council Tax band: C

Tenure: Freehold

- Period Property
- Lovely rear garden
- In need of modernisation
- Fantastic opportunity to put your own stamp on a property.
- Three Bedrooms
- Access to Horsham Town Centre
- Access to Littlehaven mainline train station
- Nearby Well Regarded Local Schools

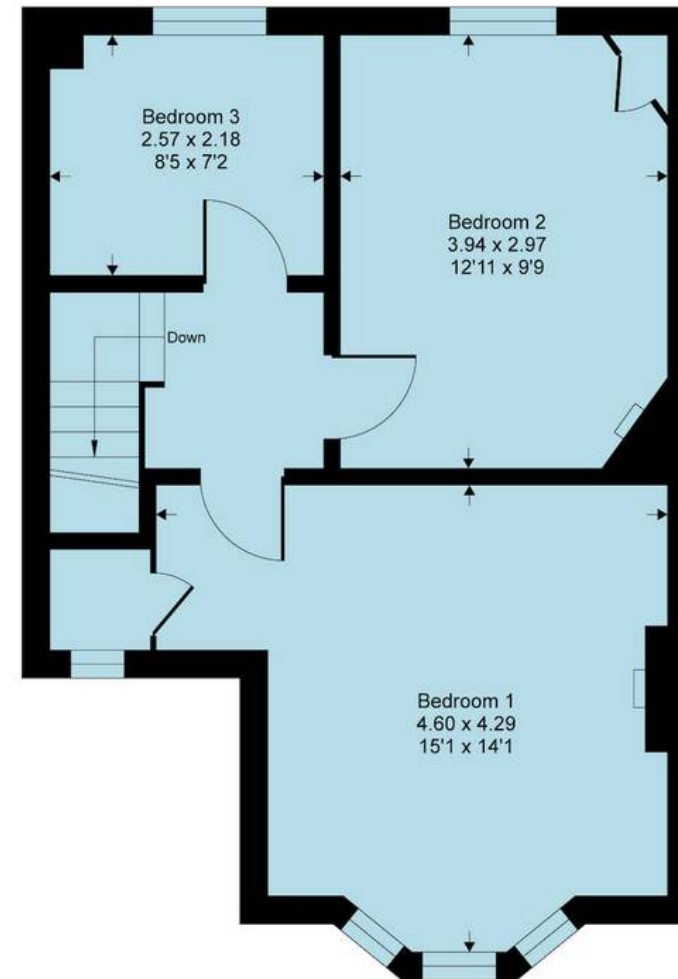


# Leith View Road, RH12

Approximate Gross Internal Area = 78 sq m / 842 sq ft  
(exclude store)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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