



**88 Station Road, Horsham**

Guide Price **£575,000**

  
**Henry Adams**  
estate agents



# 88 Station Road

Horsham, Horsham

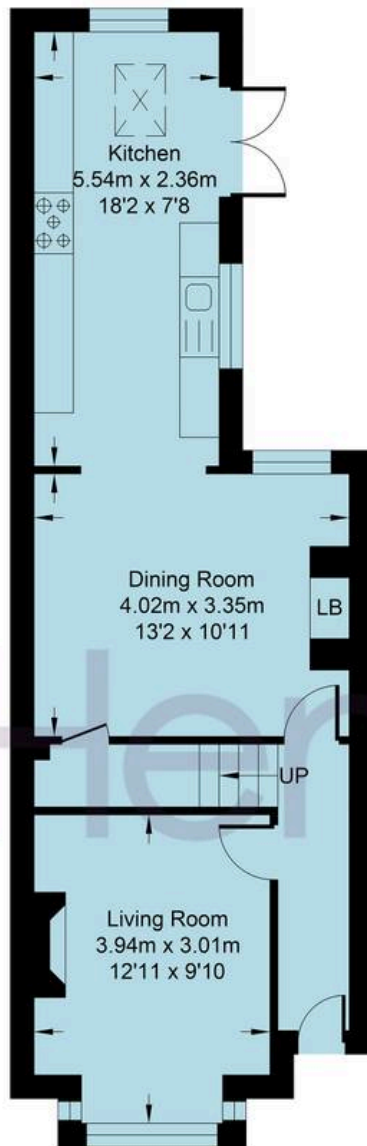
This well presented and classically styled period property has a superb blend of living and bedroom space arranged over three floors and offers the benefit of two bathrooms, open plan living space and the convenience of immediate access to Horsham town Centre. The property is also ideally located with access to a selection of well regarded local schools, nearby countryside and the main line train station and commuter routes to the capital.

To the ground floor; a reception hallway welcomes you and leads in to the main living room which has an aspect to the front of the property via a characterful box bay window, it is superbly styled and centres around a working fireplace with a decorative Victorian style surround, there is also strip wood flooring running through and modern and contemporary Shutters provide superb degrees of privacy or light to suit the occasion. The separate dining room offers a free flowing and open space to the kitchen, there is ample space for guests and family to gather together, the kitchen has a selection of wall and base cabinets with a quality oak shaker style finish complimented with granite work surfaces running through. There is space for a range style cooker along with further freestanding appliances as well as an integrated wine cooler. Skylight Windows provide superb degrees of light and there is a direct access to the rear garden terrace via double doors.

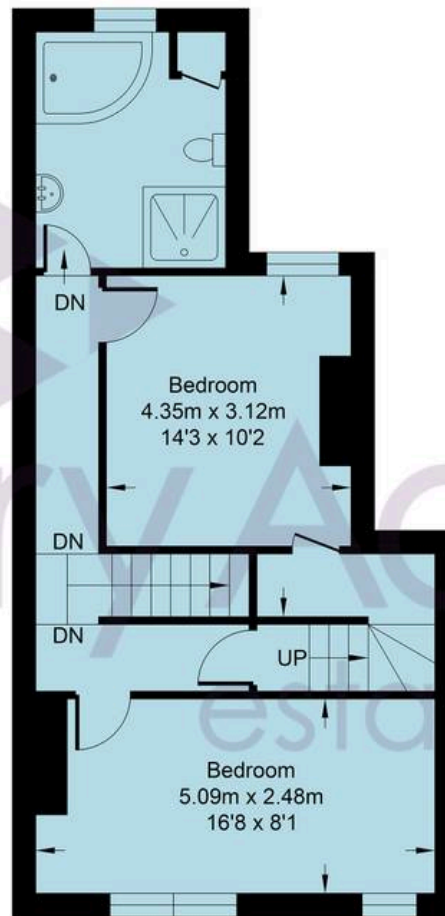




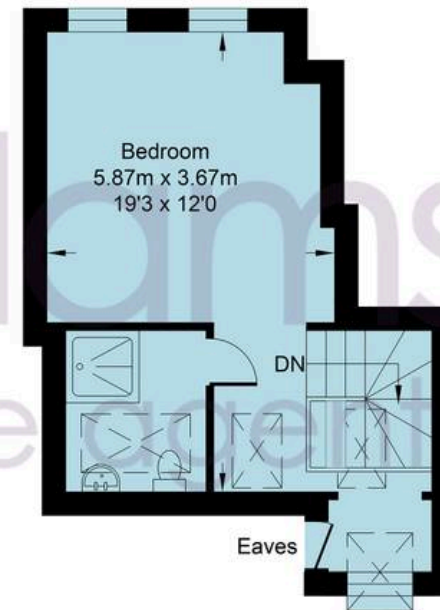




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## Station Road

Approximate Area = 1217.29 sq ft / 113.09 sq m

Total = 1217.29 sq ft / 113.09 sq m

For identification only - not to scale







To the first floor; a generous bedroom enjoys views to the front of the property, there is a further second bedroom as well as a well equipped family bathroom which includes a corner style bath along with a separate walk-in shower cubicle, there is also as a classic wash hand basin a low level WC – all of which are complimented with quality chrome fittings and a tiled floor.

To the second floor; the main bedroom suite has superb elevated views over the Horsham rooftops towards the countryside beyond, there is an ensuite bathroom which offers a walk-in shower, a wash hand basin and a WC.

To the front of the property is ample driveway parking for several vehicles. The rear garden has a patio terrace area which is ideal for outdoor dining within the summer months, there is a large area of lawn which leads to a second paved area which is an ideal recreational opportunity and there is a quality timber built storage shed.

- Arranged over Three Floors
- Three Bedrooms
- Two Bathrooms
- In Immaculate Condition
- Open Plan Kitchen / Dining Area
- Period Style Features
- Off Road Parking for Multiple Vehicles
- Close to Horsham Station
- Walking Distance to Horsham Town Centre

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









## Henry Adams – Horsham

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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.