



9 Trafalgar Road, Horsham

Guide Price £400,000

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Horsham, Horsham

A well presented two bedroom, two reception room period house situated in a sought after residential road in Horsham and within walking distance to the town centre, train station and park.

Upon entering the property you will notice a wealth of charming period features in accommodation comprising: entrance hall leading through to a lounge/sitting room with electric fireplace and surround. There is a separate dining room with sizeable under stairs storage cupboard. The kitchen is mainly floor and wall units with a workspace and offered in a modern and stylish kitchen with electric oven/hob and extractor hood, and space for fridge/freezer and washing machine and door leading out to the rear garden.

Upstairs the property comprises a landing area leading to: a spacious family bathroom with 'white' suite, shower over bath and glass screen, wc, wash basin, mirror, fitted medicine/cosmetic cupboard, built in airing/linen cupboard. There is a spacious bright and airy master bedroom with two windows and a second double bedroom with window overlooking the rear garden.

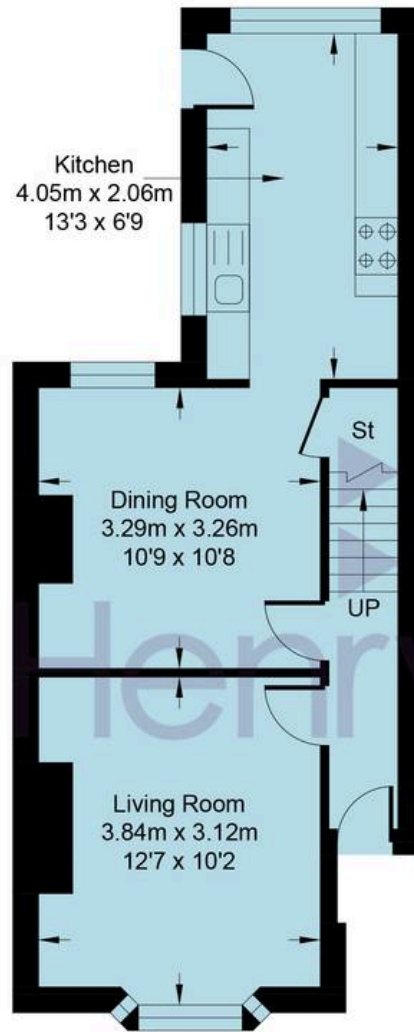
Outside the property comes with an attractive low maintenance garden with a few established shrubs/plants, small area laid to lawn, attractive patio/seating area, timber storage shed and gate for rear access.

Council Tax band: C

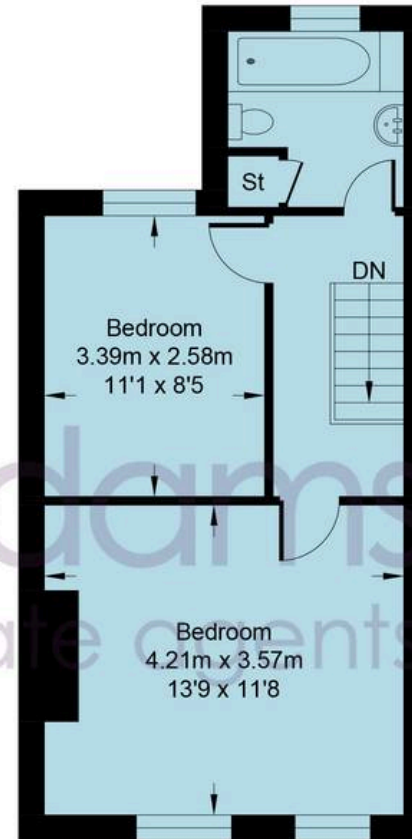
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR



Trafalgar Road

Approximate Area = 767 sq ft / 71.5 sq m

Total = 767 sq ft / 71.5 sq m

For identification only - not to scale



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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.