



6 Kempshott Road, Horsham

Guide Price **£650,000**


Henry Adams
estate agents

6 Kempshott Road

Horsham, Horsham

A stunning three-bedroom period home situated in the sought after area in Horsham of "The Common". The property impresses from the moment you enter with period features that you would expect of a property of this era but presented in a highly presentable and good quality condition.

The accommodation comprises as the floorplan shows a double reception room with large south facing bay window and an open fireplace with magnificent marble surround. To the rear of the property is a desirable open-plan kitchen, dining room, family area with two sets of bi-fold doors giving a wonderful view down the gardens. A pantry with useful sink with Quooker tap, utility room and downstairs wc all lead from this room also.

The first floor continues to impress with three bedrooms, the principal bedroom being particularly spacious across the width of the front of the house. The family bathroom has also been beautifully fitted with a floor standing double-ended bath and a separate walk-in shower.

Council Tax band: D

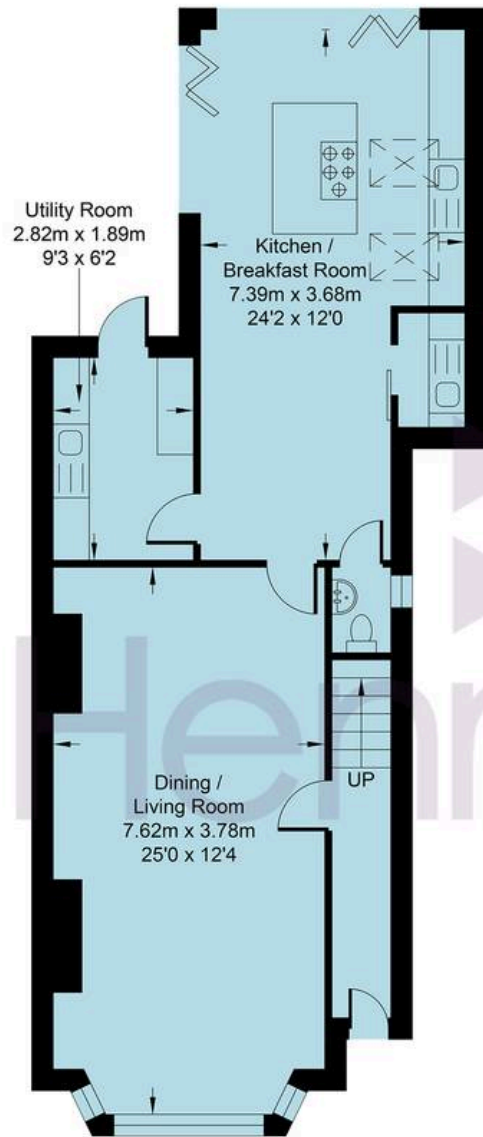
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Horsham is a vibrant market town with great

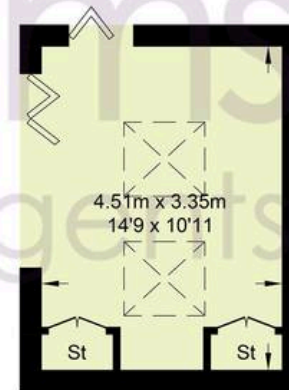




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Kempshott Road

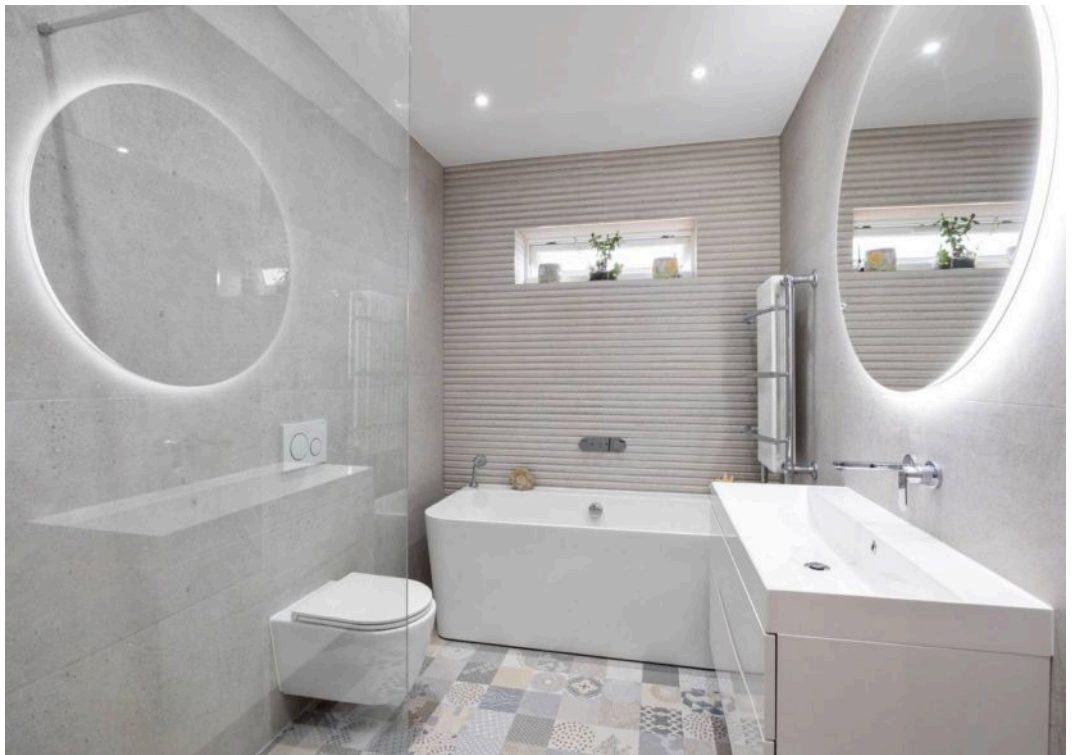
Approximate Area = 1230 sq ft / 114.3 sq m

Outbuilding Area = 163 sq ft / 15.1 sq m

Total = 1393 sq ft / 129.4 sq m

For identification only - not to scale

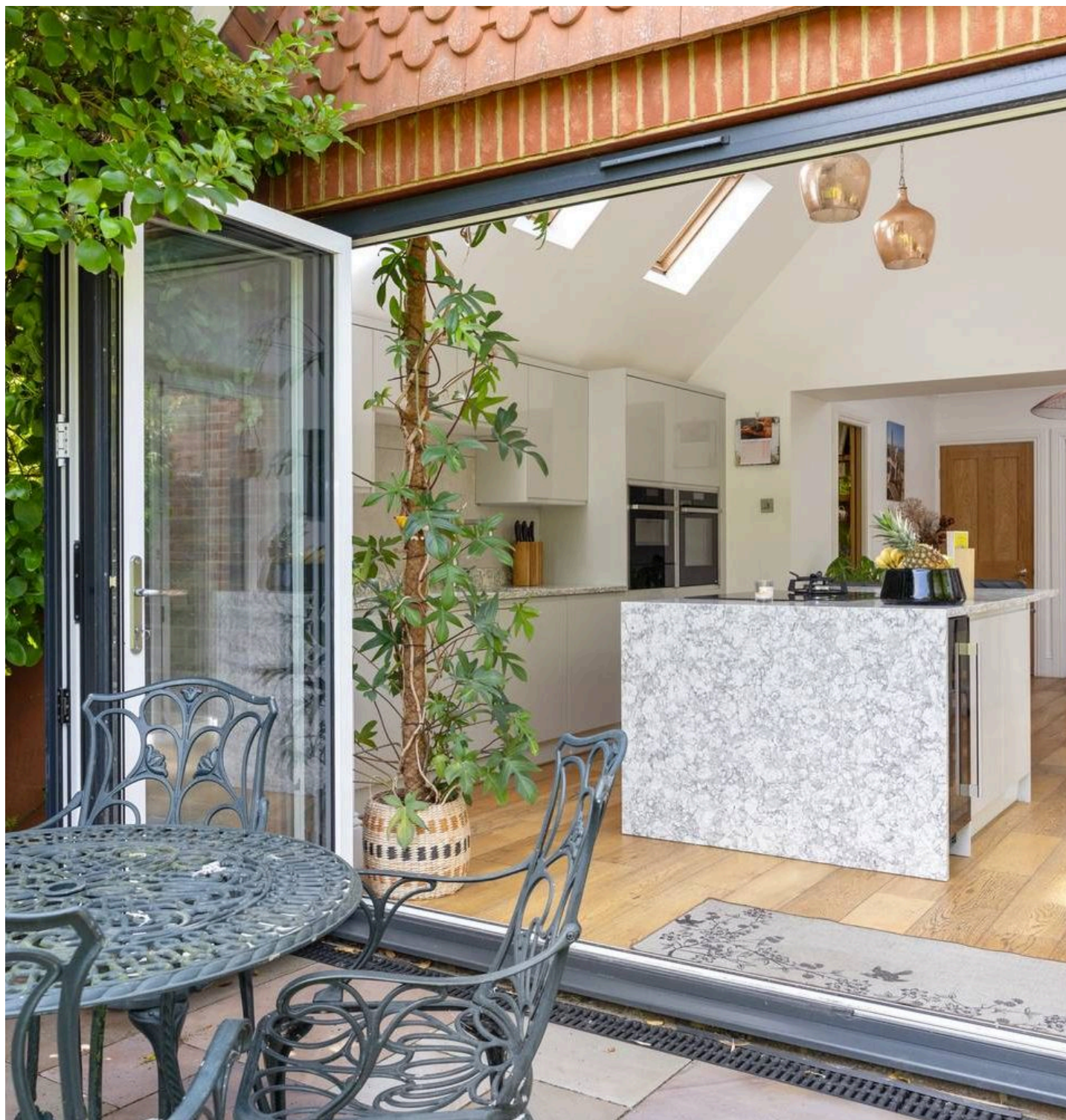




Outside the property offers lovely features such as a walled enclosed front garden with pedestrian gates giving accesses via pathways to the front door and separately to the side of the house and onto the rear garden. The rear garden is well planted, mature and generous. An Indian Sandstone patio area sits beside the house, leading from the kitchen dining room. A pathway leads to the rear of the garden where a large garden room can be found with heating, air con, plumbing, power and internet there is also a sink with a Quooker tap. There is also the original Victorian greenhouse.

- Detached Family Home
- Three Bedrooms
- Downstairs WC
- Period Features
- Presented to a High Standard
- Garden Office
- Popular West Side Location
- Close to Well Regarded Schools
- Access to Horsham Town Centre and Mainline Train Station

The Common, is a delightful collection of predominantly period homes on the West Side of the town. Being ideally placed for access to the superb town facilities (bars, restaurants, pubs, two cinemas, superb shopping etc) and Horsham's mainline station with its regular service to London Bridge & Victoria in under an hour. There are excellent local schools, with Trafalgar, Greenway Academy and Tanbridge house School all within the area. There is also a local cricket club, playing fields and park just a couple of hundred metres distant.







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.