



Rochford Grove, Horsham

Guide Price £650,000

Rochford Grove

Horsham

A three bedroom two bathroom family property for sale.

The interior design is inspired by simplicity and quality, with high specification throughout.

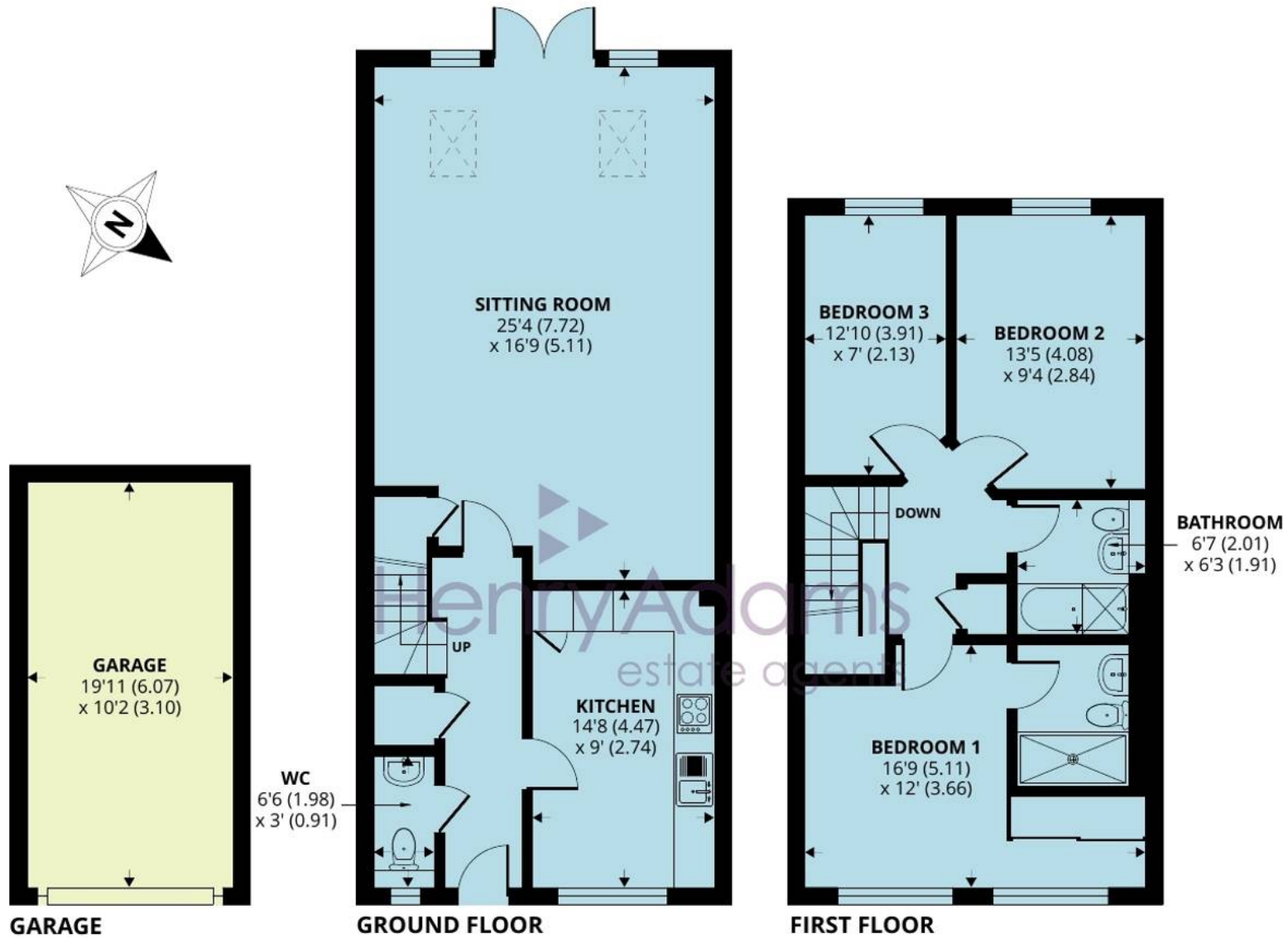
To the ground floor, the reception hallway welcomes you and leads into a stunning kitchen/dining room. The kitchen is finished with a contrasting stylish shaker style and features contrasting Quartz workspaces running throughout. There is a selection of quality integrated appliances, there is space for a dining/breakfast table. The spacious and bright living area has skylight roof windows and double doors that open out directly onto the rear garden terrace. There is ample space for a living/dining room set up. Also of note to the ground floor is a cloakroom.

To the first floor, the main bedroom enjoys views to the front of the property, with a generous selection of fitted wardrobes. It also has a well-equipped ensuite with a walk-in shower, integrated vanity cabinet, wash hand basin, low-level WC, as well as Italian style tiling to the floor and walls.

Two further bedrooms complete the first floor, along with a well-equipped family bathroom which benefits from a wall mounted shower over the bath, a wash hand basin, a low-level WC as well as decorative tiling to the floor and walls.







23 Rochford Grove, Horsham, RH12 1QT

Approximate Area = 1240 sq ft / 115.1 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale



This property is situated on the Highwood development, offering access to Horsham town centre, transport links to the Capital, river walks, nearby countryside and a selection of well-regarded local schools.

Horsham is a vibrant market town with great transport links and excellent educational facilities. Nearby, there is the superb Horsham Park, Warnham Nature Reserve, and other countryside aspects include the Downlink Cycle Path. There are excellent schools in the area, catering for both state and public sectors.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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.