



Spencers Road, Horsham

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Horsham

Situated in a highly desirable location in Horsham is this delightful four bedroom Victorian property (circa 1876) with parking and garage. Location is very important with this property being in Horsham's popular west side of Horsham being well known for being within proximity of the town centre. Horsham Park and station, Cricket club and Trafalgar Community Infant School.

Victorian properties can offer the perfect blend of modern with character and this extended property does not disappoint with a front sitting room with working fireplace and feature bay window as well as built in storage. At the rear of the property is an extended kitchen/breakfast room with bi-fold doors leading outside.

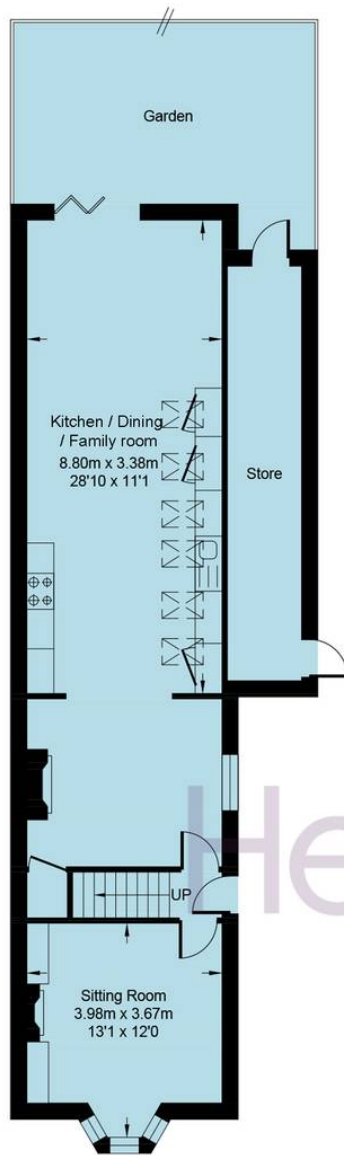
The double master bedroom has a feature Victorian fireplace and ensuite shower room. There is a further bedroom/office space and a newly fitted bathroom with shower over bath to the rear.

Stairs lead to a further two good sized bedrooms on the third floor, with access to storage in the eaves.

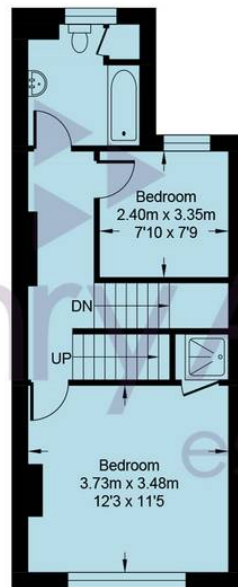
To the front of the property there is off-road parking space and storage area to the side currently used to store equipment and utility area.



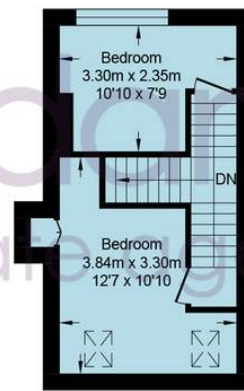




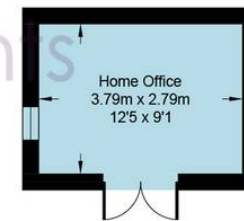
GROUND FLOOR



FIRST FLOOR



LOFT ROOM



OUTBUILDING



Spencers Road

Approximate Area = 1371 sq ft / 127.4 sq m

Outbuilding = 114 sq ft / 10.6 sq m

Total = 1485 sq ft / 138.0 sq m

For identification only - not to scale



At the rear of the property is a patio and large garden for the area, bifold doors open onto a patio area. The garden has established borders with a convenient gate leading to the recreational area and park behind the property.

Also to the rear of the property is a large office/ studio space, perfect area if working from home.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

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.