



**67 Worthing Road, Horsham**

Guide Price **£1,350,000**

  
**Henry Adams**  
estate agents

# 67 Worthing Road

Horsham, Horsham

This superb and substantial family home offers generous living and bedroom space arranged over two floors that totals approximately 3,248 sq. ft. It also occupies a generous double width plot of approximately 0.82 of an acre and is situated in a central Horsham position. The location offers access to the town centre, the mainline train station, a selection of well-regarded local schools and nearby pubs and restaurants. To the ground floor, the reception hallway welcomes you and opens into a fabulous dining room which is ideal for social occasions. To the front aspect of the property is the main sitting room which centres around a working fireplace with a natural stone surround. It also has a superb light and airy feel due to the double aspect. The main social hub of this family home is the kitchen/family/dining room - there is a large sitting and dining area leading to the kitchen, and two sets of double doors opening onto the rear garden terrace. The kitchen features a range of bespoke cabinets complimented with granite work surfaces running throughout. There is space for a range style cooker with a cooker hood as well as space for a dishwasher and a USA style fridge freezer. The kitchen also enjoys fine views over the rear garden and outdoor swimming pool and there is a Karndean tiled floor that runs throughout.

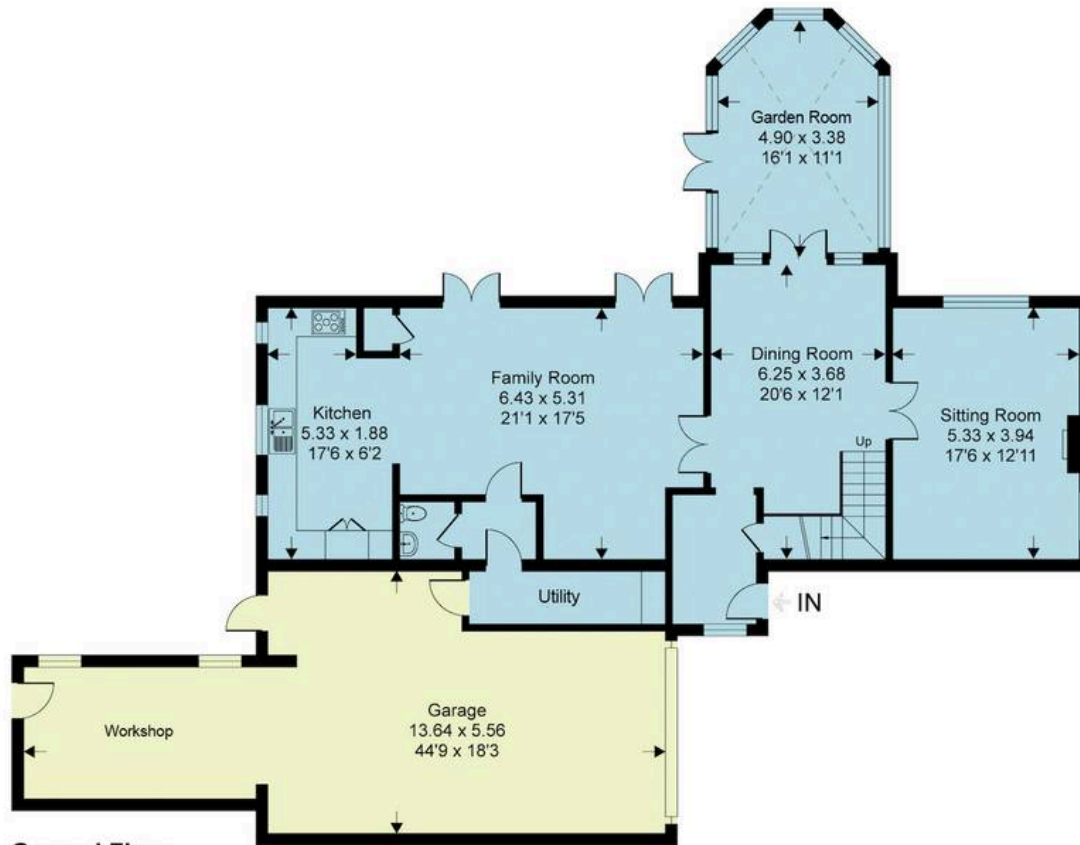


## Worthing Road, RH12

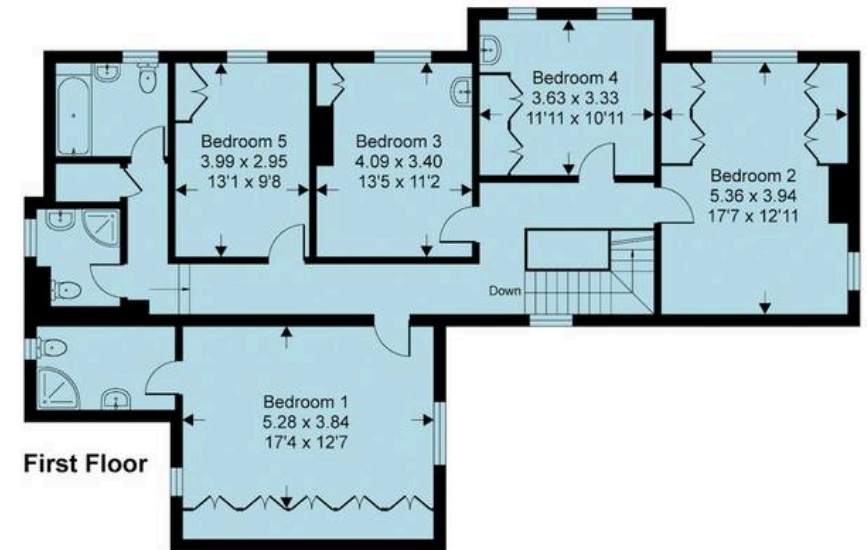
Approximate Gross Internal Area = 246 sq m / 2645 sq ft

Approximate Garage Internal Area = 56 sq m / 603 sq ft

Approximate Total Internal Area = 302 sq m / 3248 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Also of note to ground floor is a separate garden room with a direct access to the rear garden terrace and further views over the garden. To the first floor, the main bedroom has a double aspect and a selection of fitted cupboard and wardrobe space. There is a well-equipped en-suite shower room which has a large walk-in shower, a wash hand basin and a low-level WC which is all finished to a modern and contemporary style and complimented with chrome fittings. There are four further double bedrooms; all of which enjoy the southerly aspect over the gardens and have fitted cupboard/wardrobe space. Further first floor space includes a separate shower room as well as a family bathroom.

- Five Bedroom Family Home
- Sitting Room with Fireplace
- Spacious Dining Room
- Kitchen/Family/Dining Room
- Main Bedroom with En-suite Shower Room
- Two Additional Bathrooms
- Rear Garden with Patio Area
- Outdoor Swimming Pool
- Southerly Facing Aspect
- Tandem Length Garage and Workshop

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

**Shower room**







## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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