



Madeira Avenue, Horsham, West Sussex, RH12 1AB.
Guide Price £425,000 Freehold


MARTIN & CO

- No chain above
- Close to Town Centre and Mainline Station
- Southerly Aspect Garden Terrace
- Period Home
- Potential to Extend STPP
- Modern Kitchen and Bathroom
- EPC C
- Beautiful Fireplaces
- High Ceilings
- Viewing Recommended

Set in a popular road of period style terraced homes this three bedroom property is offered for sale with no chain above. There is a community feel to the road with many of the neighbours being long term residents.

With the town centre a 5 minute walk away this home is perfect for those buyers looking for a balance of period charm alongside town convenience. Commuters will be delighted to know the mainline station is just a 10 minute walk.

Horsham Park just a few minutes stroll from the property with its wide open spaces, play areas and a lovely cafe to enjoy.

Upon entering the home, the hallway gives access through to the open plan style sitting room and dining room, both rooms having a beautiful fireplace and parquet flooring, the sitting room has a front aspect and deep bay window.



The dining room leads through into the modern fitted kitchen which has space for a large range style cooker, dishwasher, worksurfaces complimenting the wall and base units, a window and door leading to the side return.

A doorway takes you through into the useful utility room with space and plumbing for the washing machine and space for a large fridge/freezer.

There is a downstairs wc just off the utility room and at the rear of the ground floor you will find the bathroom with panelled bath, wash hand basin and corner shower cubicle with fitted shower.

Moving to the first floor there are three good sized bedrooms and other homes in the street have had planning to go into the loft for an extension that would provide an extra bedroom and shower room. These changes would require local authority consent.

Outside

The property has a patio terrace rear garden that enjoys a bright southerly aspect, also with access from the rear.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Freehold

Council Tax Band D



Offered for sale with no chain above and for further details or viewing arrangements, please contact.

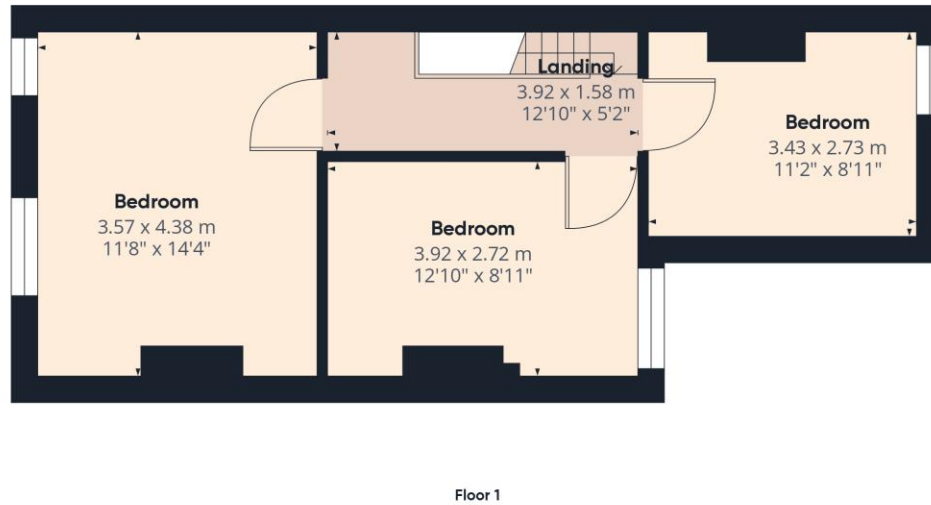
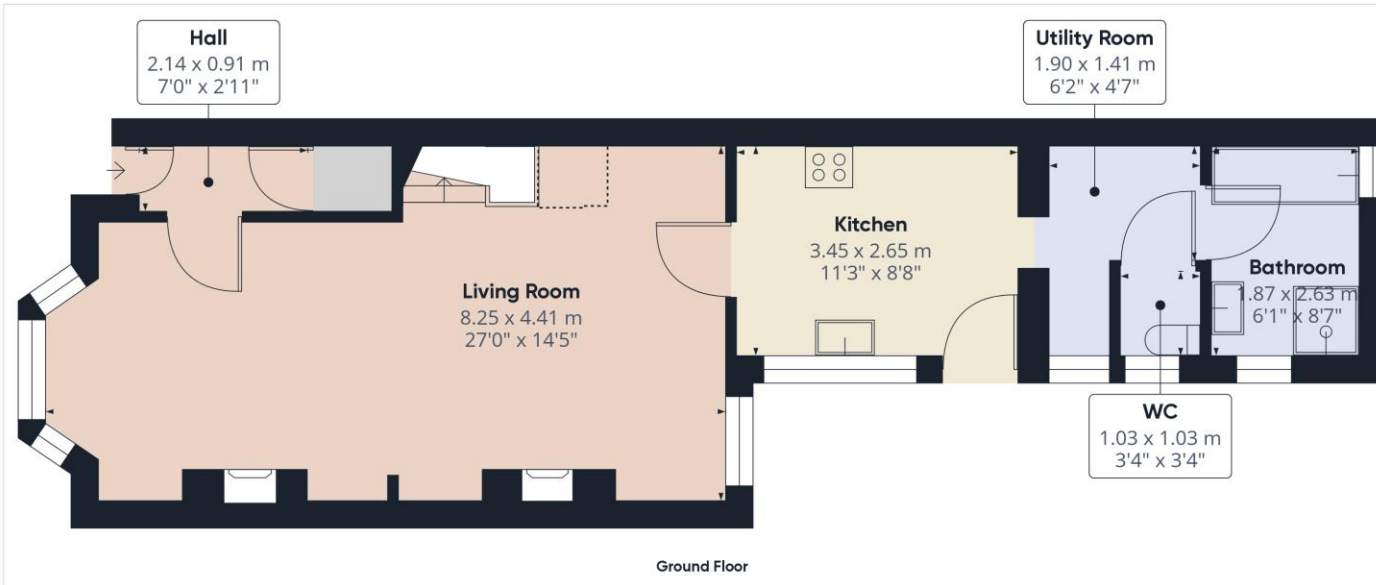
Martin & Co – Horsham Branch

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Approximate total area⁽¹⁾
90.37 m²
972.73 ft²

Reduced headroom
0.64 m²
6.89 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Martin & Co Horsham

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