



**Percy Road, Horsham, West Sussex, RH12 2JN.**

**Guide Price £475,000 Freehold**





- Delightful Period Home
- Woodburner
- Loft Extension with Ensuite
- Southerly Aspect Garden
- Fitted Kitchen
- Contemporary Bathroom
- West Side of Horsham
- Plantation Style Shutters
- Quality Windows
- EPC D

#### DELIGHTFUL VICTORIAN HOME

This extended period property is located on the West side of Horsham being a short distance from the town centre, park and within walking distance of Greenway Academy and Trafalgar Community Infant School. Lovely garden, Loft extension, gorgeous bathroom, a must-see home.

Stepping through the front door into an entrance hall with stairs leading to the first floor, doors open to the sitting room and dining room. The sitting room, with its bay window enhanced with plantation shutters, feature fireplace with inset woodburner giving the room a lovely cosy warmth.

The dining room with space for a generous table has flexible use for the modern family be it a breakfast area/playroom or dining room, it has an enviable view into the garden and direct access into the modern kitchen fitted with a range of wall and base units with wooden work surfaces.



There is a fitted oven and hob with extractor over, single drainer sink unit, space for the fridge/freezer, window overlooking the terrace and access through to the rear lobby with door out onto the terrace area.

The lobby also gives access to the utility room with plumbing and space for washing machine and tumble dryer, useful wc and wash hand basin.

There are further useful storage cupboards off the kitchen and under the stairs in the dining room.

Moving to the first floor the landing leads to the main bedroom, again fitted with plantation style shutters, bedroom three with a lovely view into the garden and the bathroom being a former bedroom has been completely transformed into a contemporary styled space with a luxury feel.

The perfect blend of period charm meeting modern life.

A further staircase leads you into the loft room/bedroom with a double aspect to the front and rear offering distant views, two velux style windows providing beautiful light. This room has its own ensuite shower room again in a contemporary style with large shower cubicle, wc and wash hand basin.

#### Outside

To the front of the property is a walled garden, with a path leading to the front door and garden gate.

The southerly aspect rear garden is of a good size, with an area of decking, leading to a large area of lawn, with hedge and shrub borders. There is also a large stone terrace, perfect for the morning coffee.

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.





## Information

All mains services connected.

Superfast broadband available

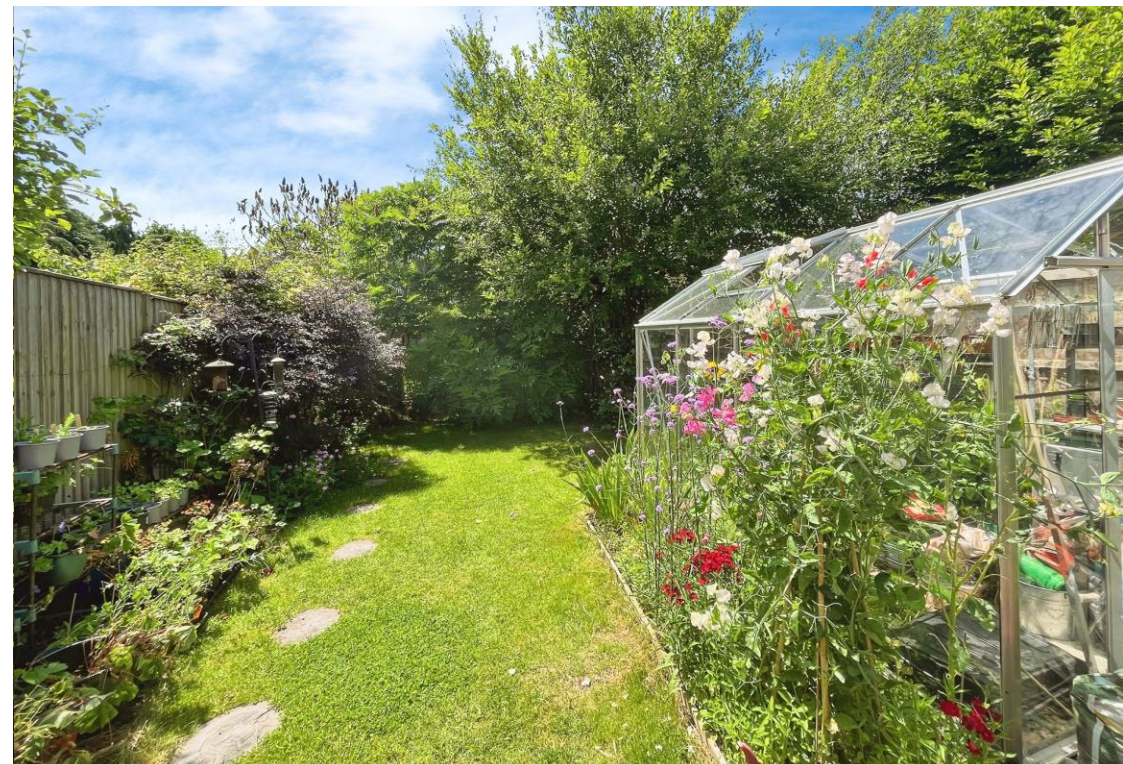
The boiler was replaced with a Worcester Bosch combination boiler with Hive central heating system.

For further details and viewing arrangements, please call

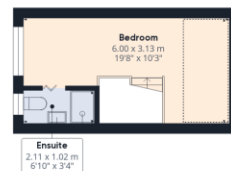
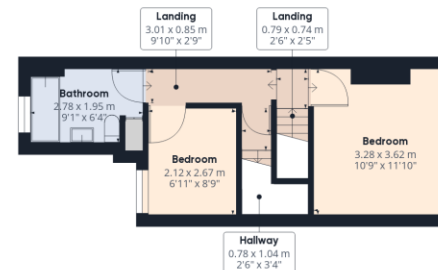
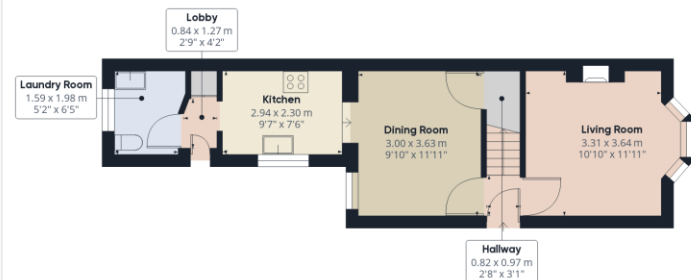
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**Approximate total area<sup>(1)</sup>**

83.12 m<sup>2</sup>

894.73 ft<sup>2</sup>
**Reduced headroom**

4.1 m<sup>2</sup>

44.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

**Martin & Co Horsham**

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