



**Market Square  
Horsham, RH12 1EU**

**£450,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Market Square, Horsham, RH12 1EU



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### LOCATION

This charming property embodies the true meaning of a central location. A stone's throw away is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to the newly refurbished Piries Place, where you can enjoy dining in The Red Deer Brasserie or Miller & Carter Steakhouse, a coffee at Starbucks or the latest film at the Everyman Cinema. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park and The Capitol Arts Centre. 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 is a five minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

### PROPERTY

Tenure: Freehold

This historic Horsham home is accessed from Pump Alley and is believed to have been built over 400 years ago. The charm remains to this day, entering through the doorway you are met immediately with a cosy living room measuring at 13'4 x 12'2 offering ample space for furniture placement. The living room has bundles of

character owing to the exposed beams and feature fire place which houses the wood burning stove. An doorway from the living room brings you into the kitchen and the dining area. The kitchen is fitted with a range of base units and offers a great space for cooking. The staircase is located at the front of the property and allows access to both bedrooms and the family bathroom. The main bedroom is a particular feature of this character home boasting vaulted ceilings, a fully bespoke fitted wardrobe and a stylish shower ensuite. The second bedroom is accessed off the landing and is a versatile space currently being used as a home office. Stairs rising to the loft room can also be found in the second bedroom. The loft room is a fantastic extra space and currently has a sofa, TV and a bookcase. The room is very bright due to the Velux window flooding the room with natural light. Completing the accommodation is the family bathroom which contains a roll top bath, stunning tiling and an ideal storage space hidden round the corner.

### OUTSIDE

With being quite literally just a stone's throw from Horsham Town Centre the home offers something that is extremely sought after for its location. Permit parking can be found on the neighbouring streets.







**Buses**

Horsham Bus Station  
5 minute walk



**Shops**

Town Centre  
Location



**Trains**

Horsham  
0.5 miles



**Airport**

Gatwick  
14.7 miles



**Roads**

M23  
7.2 miles



**Sport & Leisure**

Pavilions in the Park  
0.6 miles



**Rental Income**

£1,500 pcm



**Schools**

St Mary's Primary  
The Forest School  
Millais



**Broadband**

Up to 500 Mbps

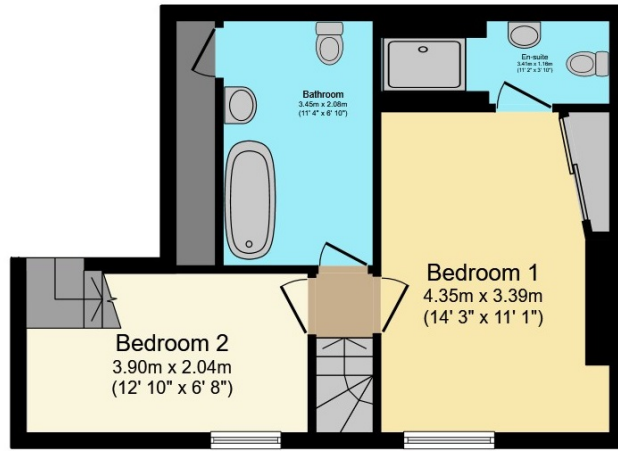


**Council Tax**

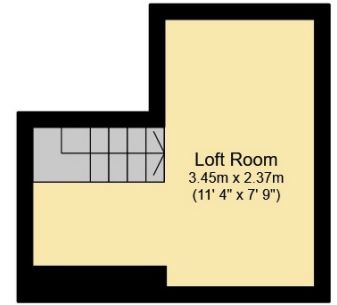
Band C



**Ground Floor**

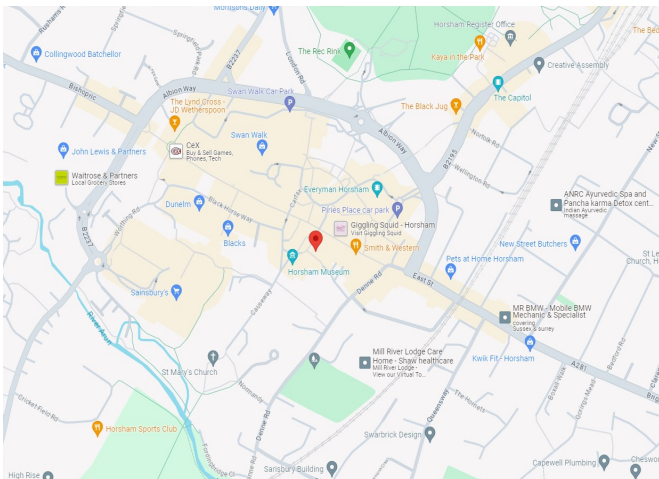


**First Floor**



**Second Floor**

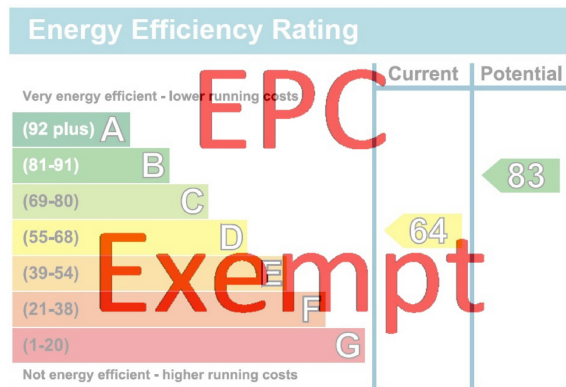
**Map Location**



**Total Approximate Floor Area**

**Tbc / tbc**

**EPC Rating**



**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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