



**Richmond Road
Horsham, RH12 2EG**

**Offers In Excess Of
£625,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

The property is superbly located in one of Horsham's most highly regarded residential roads, only a few minutes walk from Horsham station, with its direct service to London Victoria (55 mins). The town centre, with its diverse range of both independent retailers and major High Street names, including John Lewis and Oliver Bonas, is also within easy walking distance. The property is also within a short walk of the picturesque Horsham Park & Pavilions Pool & Leisure Centre, together with The Capitol Theatre, Everyman Cinema and numerous bars and restaurants. There are also a number of schools within close proximity, including both Kingslea Primary School and Trafalgar Infants school.

ACCOMMODATION

Tenure: Freehold/Flying Freehold

The property offers spacious accommodation, formed both from the original building and a later single storey side extension, so offers excellent potential for further extension or enlargement (STPP). The ground floor features a large kitchen/dining room, set behind the garage, entrance hall, with a compact WC, separate dining room, inner hallway, study/bedroom 3 and a generous sitting room, with high ceilings, cornice, bay window and an open fireplace. The first

floor features two of the original double bedrooms, with feature fireplaces, high ceilings and sash windows. In addition, there is also a modern bathroom suite and access to a loft space.

OUTSIDE

The property is set on a secluded plot, approached through twin metal gates, and offers generous driveway parking. This leads to an inner courtyard, set adjacent to the garage, with external access to a cellar and the entrance porch. There is gated side access that leads to an enclosed area of garden, with a paved patio that leads to a lawned garden with mature flower and shrub borders, that is enclosed to all sides by fencing.





Buses

1 minute walk



Shops

Co-op Food – 0.4 miles
Morrisons Daily – 0.6 miles



Trains

Horsham – 0.5 miles
Littlehaven – 1.3 miles



Airport

Gatwick
12.9 miles



Roads

M23
6.1 miles



Sport & Leisure

Pavilions in the Park
0.5 miles



Rental Income

£tbc



Schools

North Heath Primary
Kingslea Primary
Trafalgar Infant
The Forest School
Millais School



Broadband

Up to 500 Mbps



Council Tax

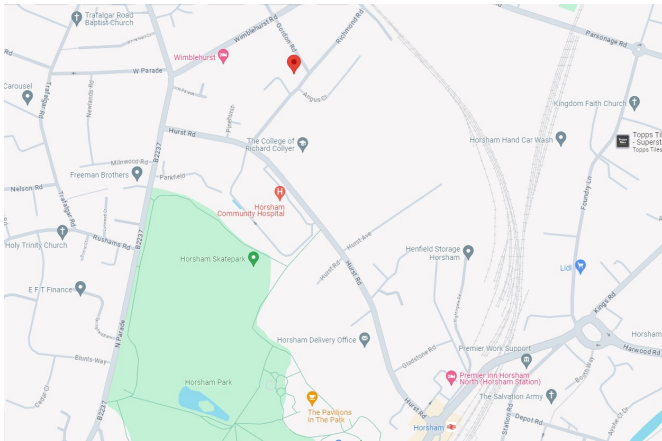
Band F



Ground Floor

First Floor

Map Location



Total Approximate Floor Area
1,751 sq ft / 162 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

Viewing arrangements by appointment through Brock Taylor

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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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