



**Burford Road  
Horsham, RH13 5SP**

**Guide Price  
£525,000**

**01403 272022  
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**Residential sales, lettings,  
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## Burford Road, Horsham, RH13 5SP



1



3



2

### LOCATION

This stunning period home is just a short walk from 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 featuring local produce, or head to East Street, or 'Eat Street' as it is known locally, which has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. There is ample choice when it comes to activities, and in particular The Pavilions in the Park offers a comprehensive leisure centre with its gym and swimming pools set in Horsham Park. Enjoy a variety of entertainment at The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside just a few minutes walk despite its central location. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a 'stones throw' away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the A24 and M23 leading to the M25.

### PROPERTY

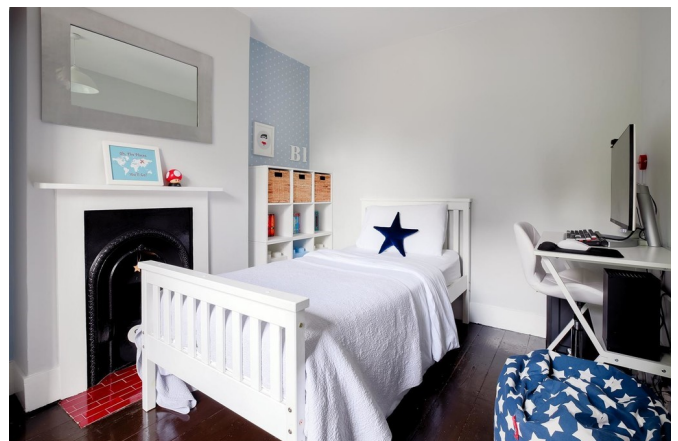
Tenure: Freehold

This immaculate semi-detached property is now available for sale. The residence basks in its distinguished aura, boasting an array of remarkable features and modern finishes. It is ideally suited for families, couples, and commuters, given its convenient location near public transport links and local amenities. The community is robust, with nearby parks and historical features enhancing the charm of the area. Upon entering the property, you are welcomed by an inviting entrance hallway that leads you into the well-planned and stylishly presented interiors. The property offers three spacious double bedrooms, each flooded with natural light. The main bedroom is situated on the second floor. It is a generous, dual aspect space that offers magnificent views and features a fitted double wardrobe, dressing area and eaves storage. Character features and

decorative fireplaces enhance the appeal of the second and third bedrooms, creating a cozy and inviting atmosphere. The property comprises two bathrooms. The first features a bath with a shower and an original sash window providing plentiful natural light. The second bathroom, exclusive to the main bedroom on the second floor, boasts a walk-in shower and a window, enhancing its stylish appeal. The heart of the home is a modern kitchen with a vaulted ceiling, Smeg hob and oven, plus integrated appliances fitted below the wrap-around solid oak worktop. It is a room filled with natural light and offering access to the garden. The kitchen space offers plenty of work surface and ample storage. As you cook, you can enjoy the tranquil views of the garden, adding a peaceful aura to your culinary adventures. The reception room is a marvel to behold. It is a dual aspect open-plan lounge/diner that benefits from original wooden flooring, charming original sash windows, and delightful garden views to front and rear. This large, light, and airy space has two fireplaces, adding a touch of elegance and warmth to the stunning living area. Unique features such as the loft conversion add to the property's overall appeal. This residence has been finished superbly, making it a truly desirable home. Experience the blend of comfort, convenience, and class in this exquisite semi-detached property.

### OUTSIDE

Stepping outside, you will discover an attractive walled front garden and a side gate leading to an impressively large, west facing back garden. Mostly laid to lawn, with mature planting and numerous flowerbeds, this beautiful garden features an Indian sandstone patio adjoining the kitchen, plus two additional seating areas, making it the perfect outdoor space for relaxation and entertainment. A modern, maintenance-free garden studio/office, complete with power, provides a versatile space for work or hobbies. The garden also features a new wooden shed with power.





**Buses**

1 minute walk



**Shops**

One Stop  
4 minute walk



**Trains**

Horsham – 0.3 miles  
Littlehaven – 1.2 miles



**Airport**

Gatwick  
12.9 miles



**Roads**

M23  
6 miles



**Sport & Leisure**

Pavilions in the Park  
0.5 miles



**Rental Income**

£tbc



**Schools**

Kingslea Primary  
Millais  
The Forest School



**Broadband**

Up to 500 Mbps

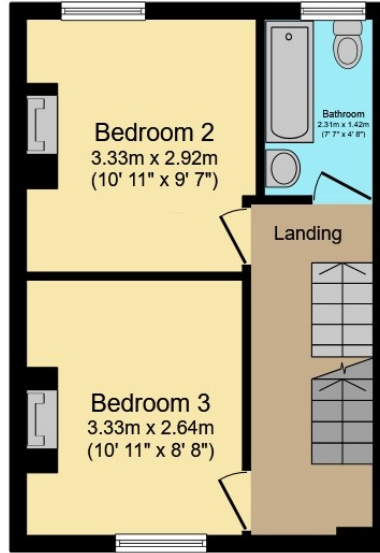


**Council Tax**

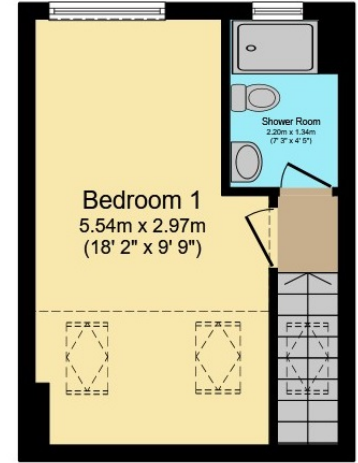
Band C



Ground Floor



First Floor



Second Floor

Map Location



Total Approximate Floor Area  
**976 sq ft / 91 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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2-6 East Street, Horsham, West Sussex, RH12 1HL

