



**Swindon Road
Horsham, RH12 2HD**

**Asking Price Of
£575,000**

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

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LOCATION

This superb home is located on the ever popular West side of Horsham, only a short distance from Horsham town centre. Horsham is 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 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. 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, The Capitol Arts Centre and Everyman Cinema. 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, there is Horsham Station, 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. This attractive location means this period property is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

PROPERTY

Tenure: Freehold

The front door of this immaculate home welcomes you into the convenient hallway that houses the staircase and allows access through to the living space. The current owner has lovingly refurbished the property creating a modern a stylish space to enjoy. The hallway door opens directly into the dining room which provides a generous space to fit a large dining table and chairs. The dining room also boasts a central fireplace, in keeping with the property's character, which is teamed with a large window overlooking the rear garden and floods the space with natural light. The living room is positioned to the front of the property and has double doors opening to the dining room, this is perfect for creating two separate rooms or opening them up making a great open social space when entertaining. The living room itself is fitted with a log burner, perfect for cosy evenings, and an attractive bay window with fitted shutters that frame the room perfectly. The dining room is well positioned in between both the living room and the kitchen giving the property a very natural flow. Wooden flooring

works its way through both the living room & dining room and the kitchen is laid with large grey tiles to give clear definition of the space. The kitchen is fitted with a range modern shaker style floor and wall mounted white units which provide ample storage and work surface space. Built in appliances can also be found here. The kitchen is large enough for additional free standing décor to fit comfortably to add your own touches to the area. Large double glazed doors also open up to the rear garden and another door leads you through to a small lobby with access to the garden, a storage space and the bathroom on the ground floor. The bathroom has been created to provide you with your very own oasis of relaxation with a large roll top free standing bath tub, toilet and basin. Finished with white tiling and benefiting from a window for natural light. Moving upstairs the landing allows entry into all bedrooms and the first floor shower room. Bedrooms two & three are great sizes offering space for double beds and additional free standing furnishings and storage to fit comfortably. The main bedroom is a fantastic size with a gorgeous bay window making this room very light and airy. The bed has a hidden wardrobe behind keeping the room feeling spacious, and you still have ample room for additional furnishings if desired. Finally completing the living accommodation is the shower room which has been added to the first floor. This room is fitted with a walk in shower, toilet and basin and is again finished with stylish white tiles and a large mirror.

OUTSIDE

To the front of the property you have a generous gravelled drive which could provide space to fit a car. This area also leads up to the front door and to the side gate which opens to allow access through to the beautifully landscaped rear garden. A large patio area surrounds the property giving you the perfect space for garden furniture and entertaining in the warmer months. The patio leads on to an expanse of lawn with a pathway leading up to the second patio area where you will find the outside studio room. This well appointed space offers storage, power and light creating an amazing space to use for whatever you desire. The garden is very well maintained and offers you lots of flexibility. The perfect outside space to enjoy.





Buses

1 minute walk



Shops

Co-op Food
0.5 miles



Trains

Horsham – 0.8 miles
Littlehaven – 1.6 miles



Airport

Gatwick
12.6 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£tbc pcm



Schools

Trafalgar Infant
Greenway Academy
Tanbridge House



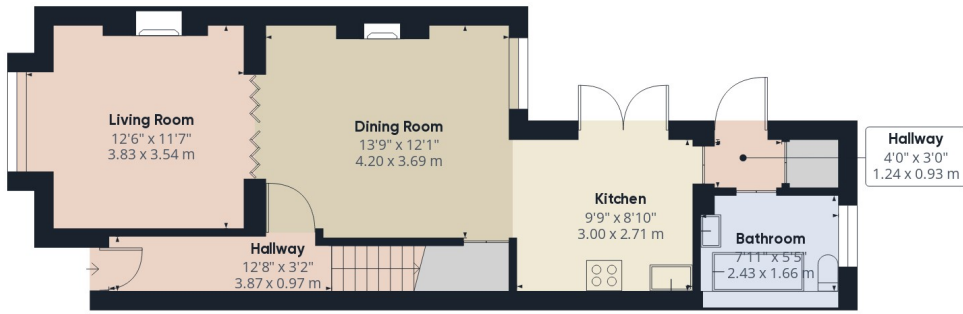
Broadband

Up to 500 Mbps



Council Tax

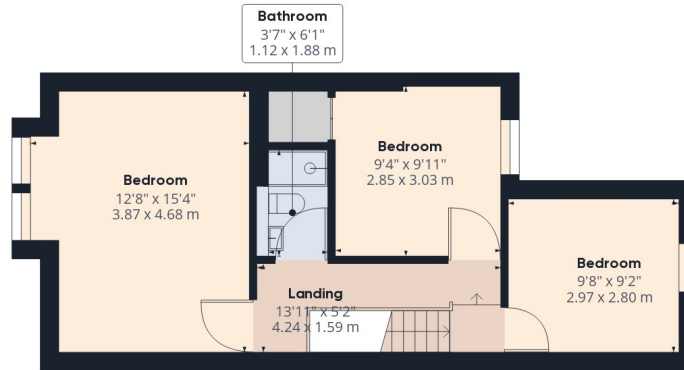
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Ground Floor Building 1

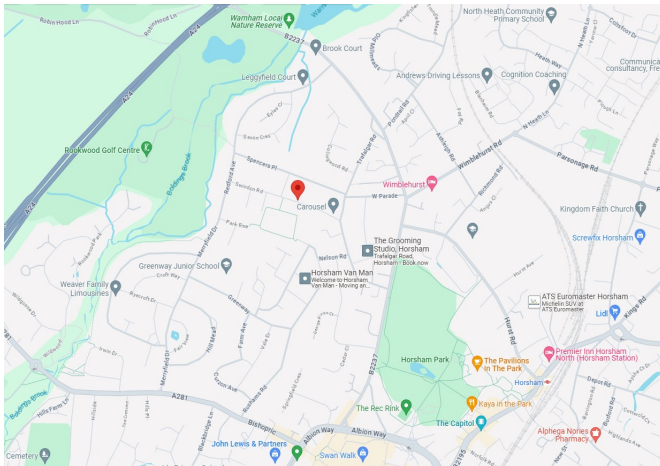


Ground Floor Building 2



Floor 1 Building 1

Map Location



Total Approximate Floor Area

1,127 sq.ft. / 105 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	65	78
(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

