



2 Kerves Lane  
Horsham, West Sussex RH13 6EX  
Guide Price £425,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



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A beautifully renovated, character-filled cottage brimming with period charm and finished to the highest standards throughout. Situated on one of Horsham’s most prestigious and sought-after roads, the property enjoys a prime location on the town’s south-eastern fringe - just under a mile from both Horsham’s mainline station and vibrant town centre.

The current owners have undergone an extensive schedule of improvements, including the installation of a new heating system with traditional column radiators, a high-specification kitchen, a stunning contemporary shower suite, engineered oak flooring throughout the ground floor, plantation shutters, and full redecoration. The immaculately presented accommodation comprises a cosy sitting room with wood-burning stove and plantation shutters. The dining room is of a good size and has a Victorian cast iron fireplace surround, built-in alcove cabinetry with display shelving, and direct access to the courtyard garden. The bespoke kitchen is finished in a navy wood-grain door, with marbled quartz worktops, Belfast sink, premium integrated appliances, and brass ironmongery, also with a stable door accessing the garden. Completing the ground floor is a beautifully appointed, contemporary shower suite. Upstairs, there are two double bedrooms. The principal bedroom, at the front, includes two fitted double wardrobes and plantation shutters. The rear aspect second bedroom features plantation shutters, display shelving, a slim fitted cupboard, and a hatch with drop down steps leading to the loft room. The loft has been partially converted into a highly versatile space - fully boarded and insulated, with heating and a Velux window - making this ideal as a home office. Outside, the property benefits from a block-paved driveway providing off-road parking for one vehicle, and to the rear is a small but beautifully designed courtyard garden offering a high degree of privacy, seating areas and two practical storage sheds. Viewings are strongly recommended to appreciate the quality and charm of this exceptional home.

**LOCATION:** The vibrant market town of Horsham, offers a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, “Eat Street” as it’s known locally has a broad range of restaurants and café’s, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. The property really is a commuters dream, being in such close proximity to the train station, with direct routes to London in under an hour, and to the coast, whilst Gatwick airport is only a 20 minute drive away. For lovers of the great outdoors, Horsham is surrounded by some of the Souths’ most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fuelled mountain bike trails all within easy reach.

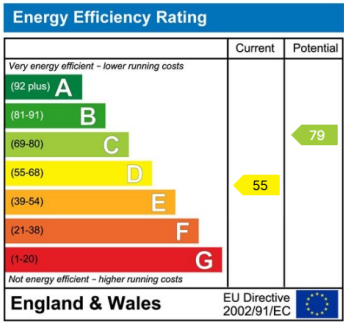
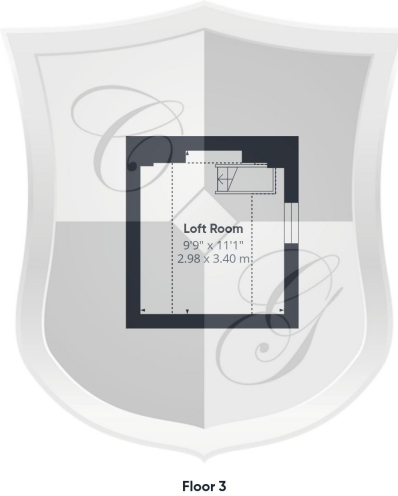
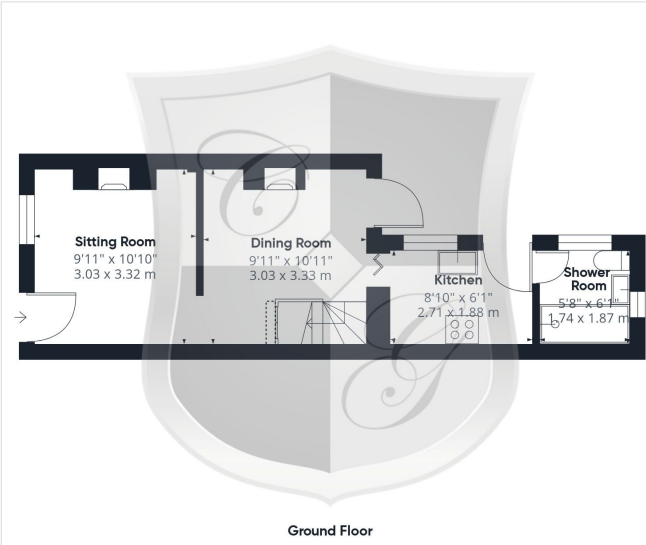
Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees:

Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5815/04/06



Approximate total area<sup>(1)</sup>  
593 ft<sup>2</sup>  
55 m<sup>2</sup>  
  
Reduced headroom  
48 ft<sup>2</sup>  
4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
  
Calculations are based on RICS IPMS 3C standard.  
  
GIRAFFE360

