



7 Percy Road
Horsham, West Sussex, RH12 2JN
Guide Price £425,000—£450,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this most attractive two double bedroom Victorian home, located to the West of Horsham Park and within a short walking distance of the train station and town. Believed to have been built around 1880, the property has been sympathetically modernised, but still retains its period charm. The red brick façade, with contrasting quoins and window surrounds set the property apart from most of its type, and the beautifully presented accommodation make this a stunning home both inside and out. On the ground floor there is a cosy sitting room with decorative wood burner, a spacious dining room, and a recently updated kitchen with stable door to the rear garden. Originally a three bedroom home, the bathroom has now been moved upstairs into what would have been the third bedroom, creating a very spacious family bathroom with freestanding rolltop bath and oversized shower. There are two double bedrooms, the principal being the full width of the house, and the owners have had planning permission granted in 2023 for conversion of the loft space into a further double bedroom with ensuite shower room (Planning ref. DC/23/0621). Outside to the rear is a wonderfully secluded, South-West facing garden, where there is a brick built store, paved patio, decking, lawn and timber shed. Viewings are strongly recommended to experience this homes charm in person.

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. Transport links include the mainline train station which affords direct routes to London in under an hour, and links to the coast, whilst Gatwick airport is only a 20 minute drive. 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.

Entrance Hall A convenient entrance hall with fitted coir mat and stairs rising to the first floor landing.

Dining Room A spacious dining room with rear aspect double glazed window, recently fitted wood effect flooring, radiator, alcove store cabinet with display shelving and light above, archway opening to sitting room with under stairs store cupboard housing electricity fuse board. Open to the kitchen.

Kitchen A recently fitted modern kitchen comprising a range of eye and base level cabinets finished in a gloss white with contrasting stone effect worktops, integrated oven & grill, integrated four burner induction hob with hidden extractor over, one and a half bowl stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, tiled splashback, side aspect window, and stable door opening to garden.

Sitting Room A cozy sitting room with bay fronted, double glazed sash window, decorative wood burner in original painted brick fireplace surround with oak mantelpiece above, arched alcove display shelving, continuation of wood effect flooring, radiator.

From the entrance hall stairs rise to the **First Floor Landing** where there is spotlighting, loft hatch accessing the loft space which has a drop-down ladder and is partly boarded.

Principal Bedroom A large principal bedroom spanning the full width of the house, with front aspect double glazed sash window and radiator

Bedroom 2 A further double bedroom with rear aspect double glazed window, wood effect flooring, fitted wardrobe, and radiator.

Bathroom A stunning bathroom suite comprising a freestanding roll top bath with bath mixer taps, oversized walk-in shower with concealed shower mixer, rainfall showerhead and handheld shower attachment, low-level WC, vanity wash hand basin with storage beneath, Victorian style towel radiator, half height metro wall tiling, tiled floor, vanity lighting and obscured rear aspect window.

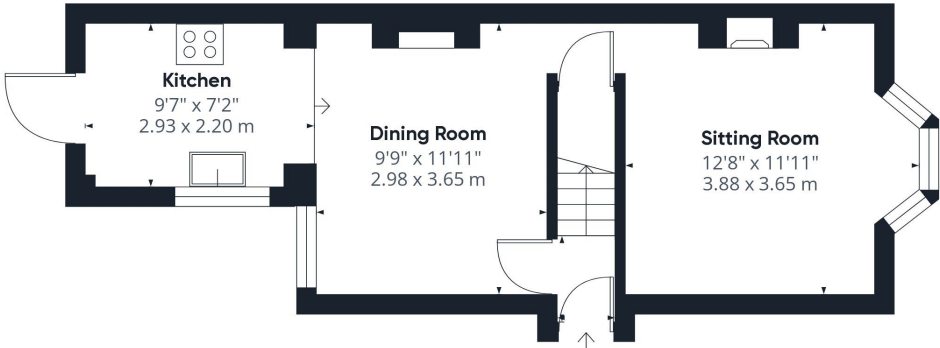
OUTSIDE

To the front of the property is a wall enclosed garden with pathway leading to the entrance door and rear access gate.

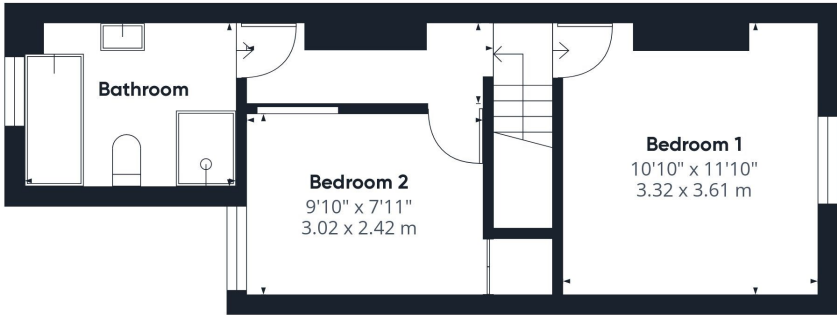
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Council Tax Band - D

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: 25/5743/03/02



Floor 1 Building 1



Floor 2 Building 1

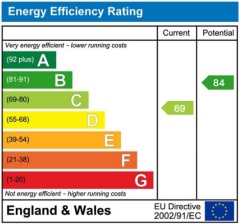


Floor 1 Building 2



Approximate total area[†]

722.04 ft²
67.08 m²



(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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