





Trafalgar Road  
Horsham RH12 2QD

for sale offers over  
**£400,000**



### Property Description

Connells are delighted to bring to the market this beautifully presented three-bedroom period property located in one of Horsham's most sought-after locations. Located just a short stroll from Horsham Park and The Rec, this property offers the perfect blend of tranquillity and convenience. With easy access to the town centre and mainline train station, as well as top-rated schools nearby, it's an ideal choice for families.

The property boasts a stunning entrance hall with a beautifully presented staircase leading up to the first floor. The main living area, which has engineered wood flooring, has been cleverly designed to create a spacious open-plan living/dining space, flooded with natural light and featuring a beautiful fireplace with a working wood burning stove and stylish shutter blinds. The shutter blinds are featured throughout the property and there is also a conservatory.

The kitchen is a delightful space, equipped with high-quality units with utility area and is perfectly positioned to take advantage of the rear garden. The garden itself, which benefits from rear access, is a tranquil oasis, complete with patio area, storage shed, and south-westerly aspect perfect for soaking up the sun.

The first floor boasts three bedrooms with charming character features and is decorated to a high spec. The family bathroom is tastefully decorated.

The property also benefits from a loft room which is currently being used as a home office.

## Ground Floor

### Conservatory

5' 2" (max) x 10' 2" (max) ( 1.57m (max) x 3.10m (max) )

### Utility Area

6' 8" (max) x 5' 5" (max) ( 2.03m (max) x 1.65m (max) )

### Kitchen

6' 8" (max) x 6' 10" (max) ( 2.03m (max) x 2.08m (max) )

### Dining Room

15' 1" (max) x 10' 9" (max) ( 4.60m (max) x 3.28m (max) )

### Living Room

10' 6" (max) x 11' 4" (max) ( 3.20m (max) x 3.45m (max) )

## First Floor

### Bathroom

### Bedroom 1

7' 4" (max) x 10' 11" (max) ( 2.24m (max) x 3.33m (max) )

### Bedroom 2

6' 9" (max) x 11' 5" (max) ( 2.06m (max) x 3.48m (max) )

### Bedroom 3

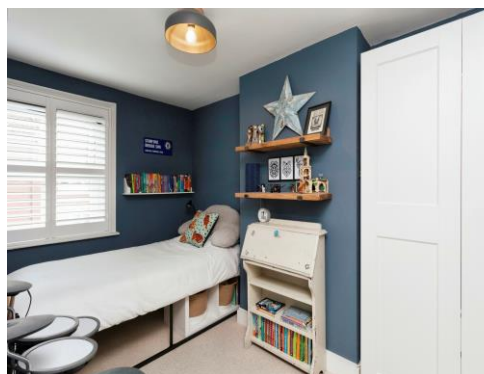
8' 5" (max) x 11' 3" (max) ( 2.57m (max) x 3.43m (max) )

## Second Floor

### Loft Room

12' 2" (max) x 11' 8" (max) ( 3.71m (max) x 3.56m (max) )

### Rear Garden



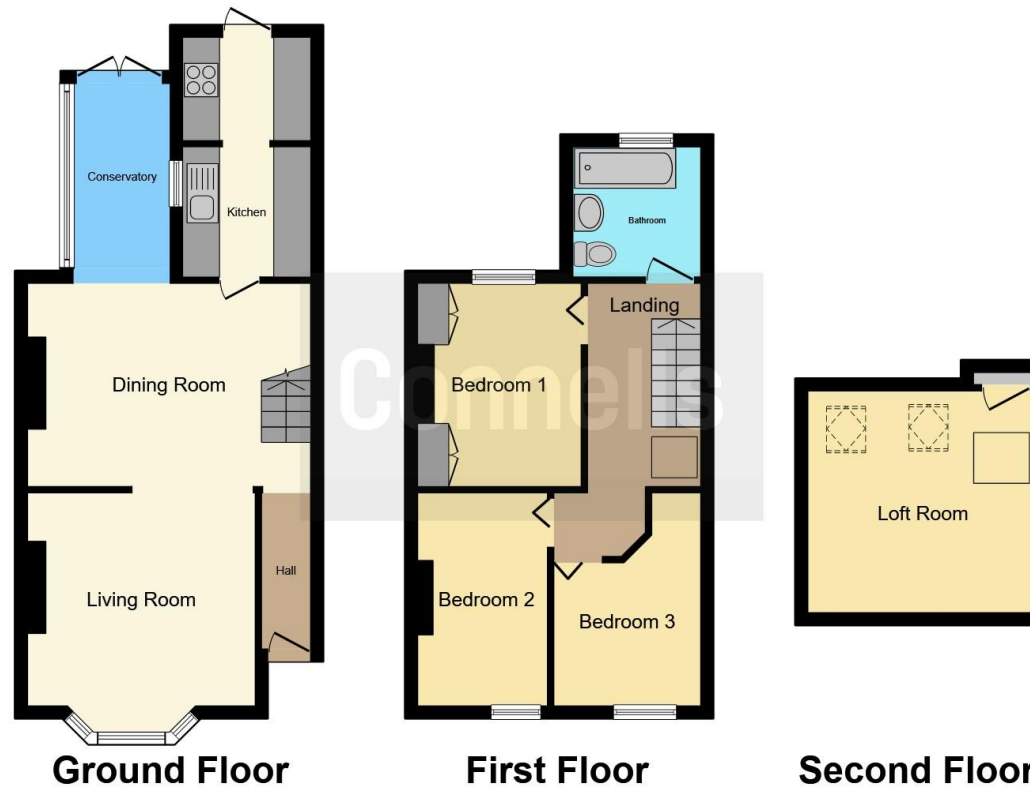












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01403 256 331**  
**E [horsham@connells.co.uk](mailto:horsham@connells.co.uk)**

31-31A Carfax  
 HORSHAM RH12 1EE

**EPC Rating: Awaited**

Tenure: Freehold

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