



**Connells**

Spencers Road  
Horsham

Spencers Road  
Horsham RH12 2JG

for sale offers in excess of  
**£435,000**



### Property Description

We are pleased to offer for sale this semi detached family home which is need of some updating and is situated in a sought after residential area . The accommodation comprises of entrance hall with understairs cupboard, door to the living room which leads through to the dining room with doors to the rear garden, The kitchen has a range of wall and base units, with a door to the garden.

The stairs rise and turn to the first floor landing with doors to 3 bedrooms, shower room and separate W.C. Bedroom 2 has a range of fitted cupboards

Outside to the front the property offers off road parking, garage, gated side access and the garden is mainly laid to lawn with flower borders. The rear garden is partly to lawn and partly decked.

### Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

**Hall**

11' 2" (max) x 6' 6" (max)  
(3.40m (max) x 1.98m (max))

**Living Room**

13' 6" (max) x 13' 1" (max)  
(4.11m (max) x 3.99m (max))

**Dining Room**

11' (max) x 11' 1" (max)  
(3.35m (max) x 3.38m (max))

**Kitchen**

9' 1" (max) x 11' 1" (max)  
(2.77m (max) x 3.38m (max))

**First Floor**

**Landing**

8' 4" (max) x 8' 5" (max)  
(2.54m (max) x 2.57m (max))

**Bedroom 1**

14' 2" (max) x 13' 1" (max)  
(4.32m (max) x 3.99m (max))

**Bedroom 2**

11' 7" (max) x 11' 1" (max)  
(3.53m (max) x 3.38m (max))

**Bedroom 3**

8' 7" (max) x 8' 3" (max)  
(2.62m (max) x 2.51m (max))

**Shower Room**

**Toilet**

**Front Garden**

**Garage**

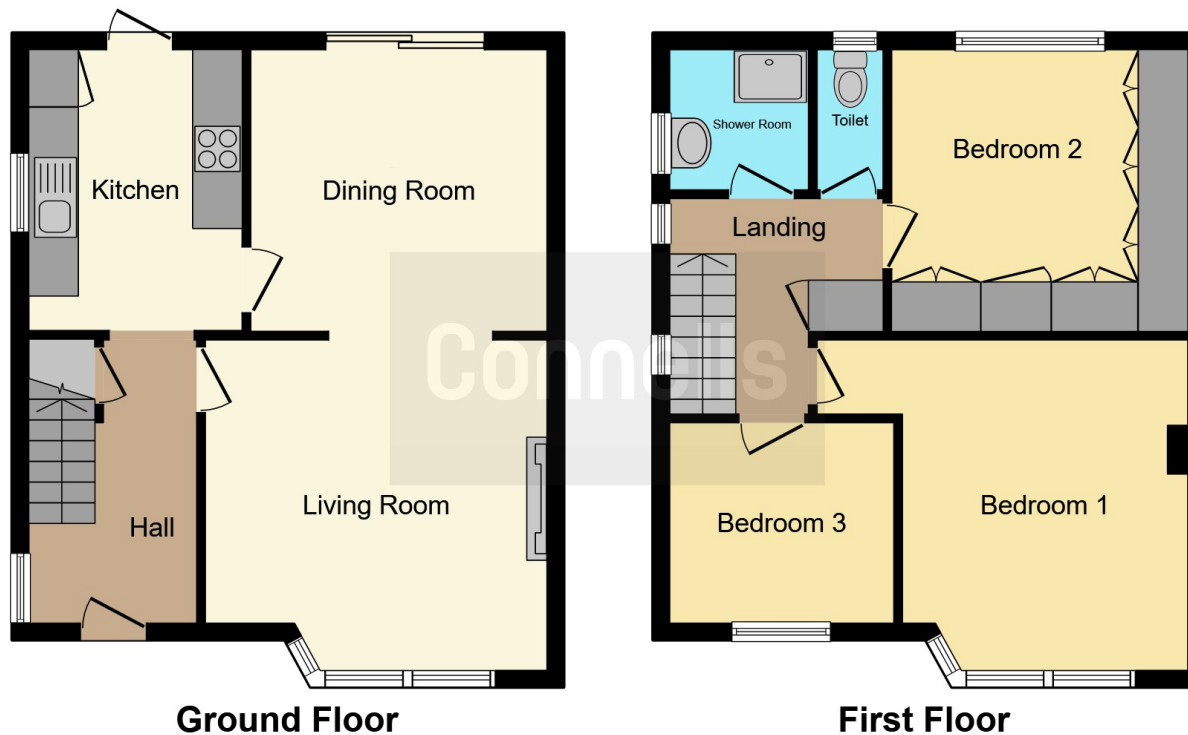
**Driveway**

**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)

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HS407078](http://connells.co.uk/Property/HS407078)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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