

Crawley Road, Horsham, RH12 4DS

Offers Over £350,000

Council Tax Band: C



LOCATION

We are delighted to bring to the market this well-presented Victorian property in a convenient location to the north-east of Horsham. Situated just over a mile from Horsham town centre, it is about a 10 minute walk to Littlehaven Station with its regular trains to London. It is also well-positioned for easy access to the A264 for those needing to commute to Gatwick or the M25. Finally, it is a 5 minute walk to a convenient parade of shops, which includes a CO-OP, Post office and take-away outlets.

PROPERTY

Upon entering this property from the side, the stairs are directly ahead and there are two reception rooms, one to the right and one to the left. The cosy front reception room has a feature fireplace and plenty of space for two sofas. The second reception room, in the middle of the property, is your typical Victorian dining room, with a large understairs cupboard and also a further built-in cupboard to the side of the chimney breast. Off this room is a modern kitchen with a range of grey shaker-style units, light wood-effect worktops and integrated appliances. Finally, a WC completes the downstairs accommodation. Upstairs are two double bedrooms and a modern family bathroom, with white suite and shower over the bath. This is a delightful property, with lots of character and space and an internal viewing is highly recommended.

OUTSIDE

To the front is a long driveway with parking for two cars. Down the shared side passage is gated access to the rear garden. The good sized garden is mainly laid to lawn with shrub borders, patio and large shed at the far end.



Open House Horsham



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

Total measurements include garage
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	