



Trafalgar Road, Horsham, West Sussex, RH12 2QL



Nestled in a highly sought-after area of Horsham, within walking distance of Horsham Park and the town centre beyond, this delightful 2-bedroom detached cottage effortlessly combines period charm with modern living. With its quintessential "chocolate box" style, the property boasts an array of original character features, making it a truly unique find.

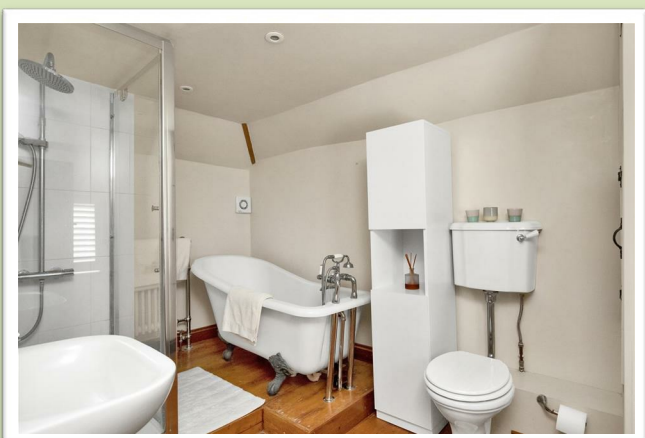
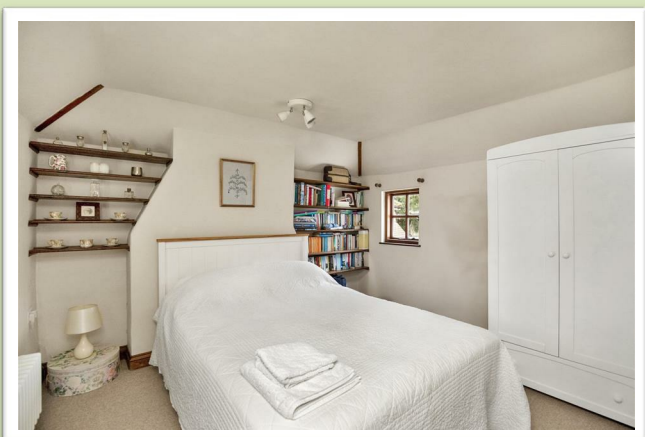
The property oozes charm and kerb appeal. The inviting front garden and driveway allows parking for up to two cars and leads to a picturesque facade, with a pretty front porch and neat symmetry capturing the essence of this beautiful home. Inside, the cottage exudes warmth and character, with exposed timber framing, rustic inglenook-style fire surround and charming features throughout. Located in a popular part of Horsham, this property is within easy reach of the town centre, local amenities, and excellent transport links, offering the perfect balance.

The cosy living room is a perfect space for relaxing, with plenty of room for sofas and arm chairs. The dining room is to the front of the property and offers a separate space for dining but could equally serve well as a second sitting room or a study area if desired. The well-appointed kitchen retains a sense of character with its classic design, overlooking the attractive rear garden beyond but has the modern convenience of an integrated range cooker, a range of base and wall units and space for freestanding appliances.

Both bedrooms are comfortable doubles, and are light and airy, providing peaceful retreats. The front bedroom benefits from dual aspects with views to the front and rear of the property, whilst the rear bedroom includes a large walk-in wardrobe. The bathroom is a good size and has a claw-foot bath and separate shower.

Outside, the beautifully maintained garden is a real highlight and offers the ideal space for alfresco dining, outdoor entertaining and enjoying the tranquil surroundings, or simply soaking up the natural beauty of this picturesque location. A meandering path leads down to a single garage providing further parking options, accessed from White Hart Court road.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH

SITTING ROOM 12'02" x 10'09" (3.71m x 3.28m)

DINING ROOM 10'09" x 9'11" (3.28m x 3.02m)

KITCHEN 13'11" x 10'09" (4.24m x 3.28m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'09" x 9'05" (3.28m x 2.87m)

BEDROOM TWO 10'08" x 9'04" (3.25m x 2.84m)

WALK-IN WARDROBE

BATHROOM

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

REAR GARDEN

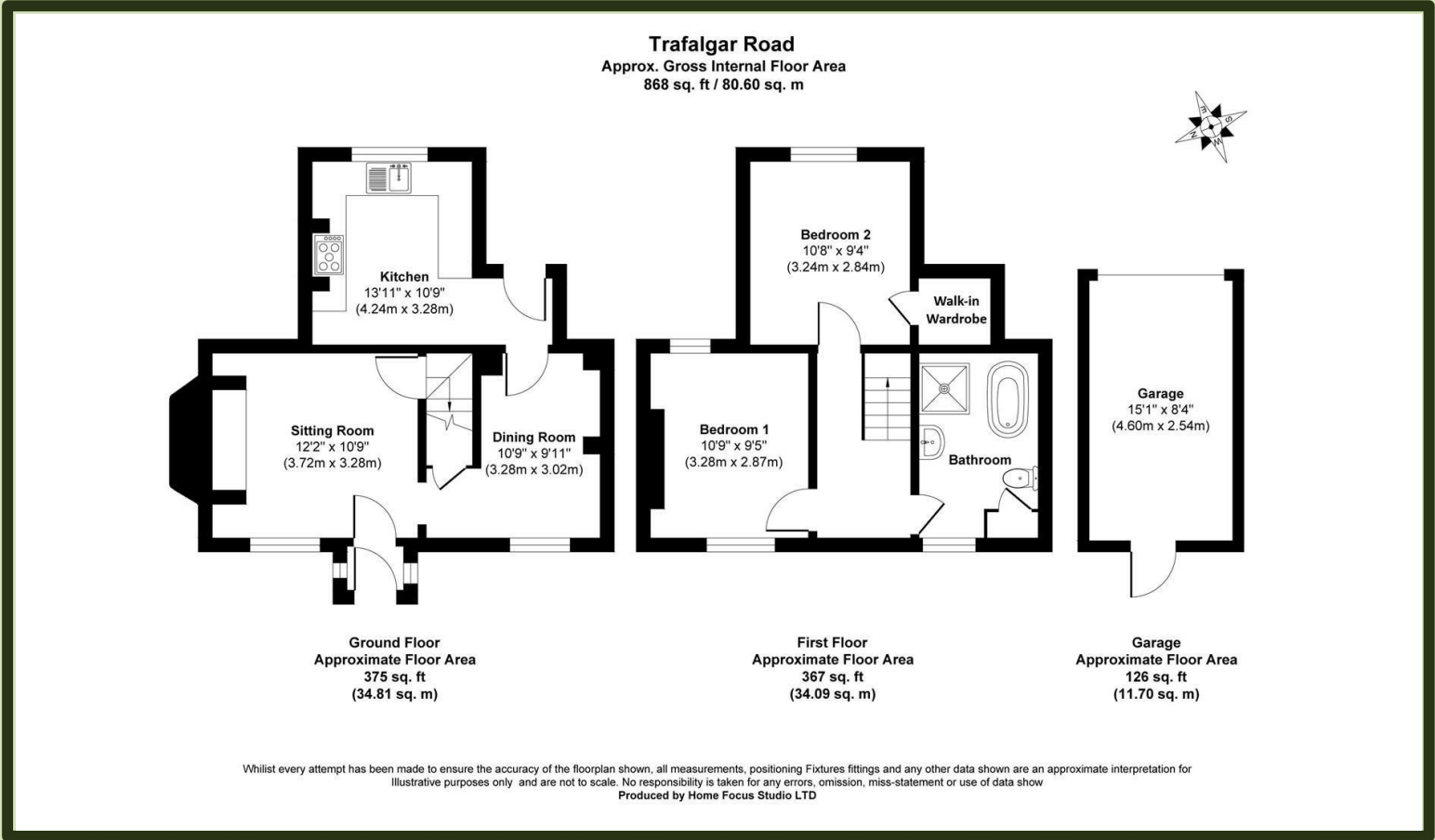
GARAGE LOCATED AT THE REAR 15'01" x 8'04" (4.60m x 2.54m)



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 15-20 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the lights into Springfield Road. Continue into North Parade with Horsham Park on your right hand side. Continue straight ahead at the traffic lights at the junction with Hurst Road and go straight ahead at the second set. Continue past White Hart Court and Fishers Court on your left hand side. Take the next left by the green to the front of the Dog and Bacon Pub and then left again into Trafalgar Road. The property will then be found on the left hand side.

COUNCIL TAX: Band D.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

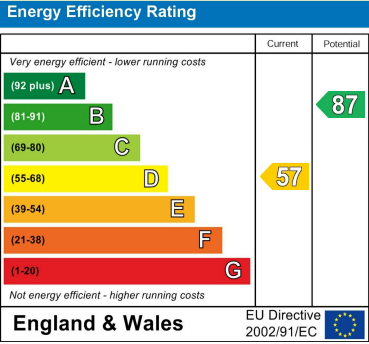
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.