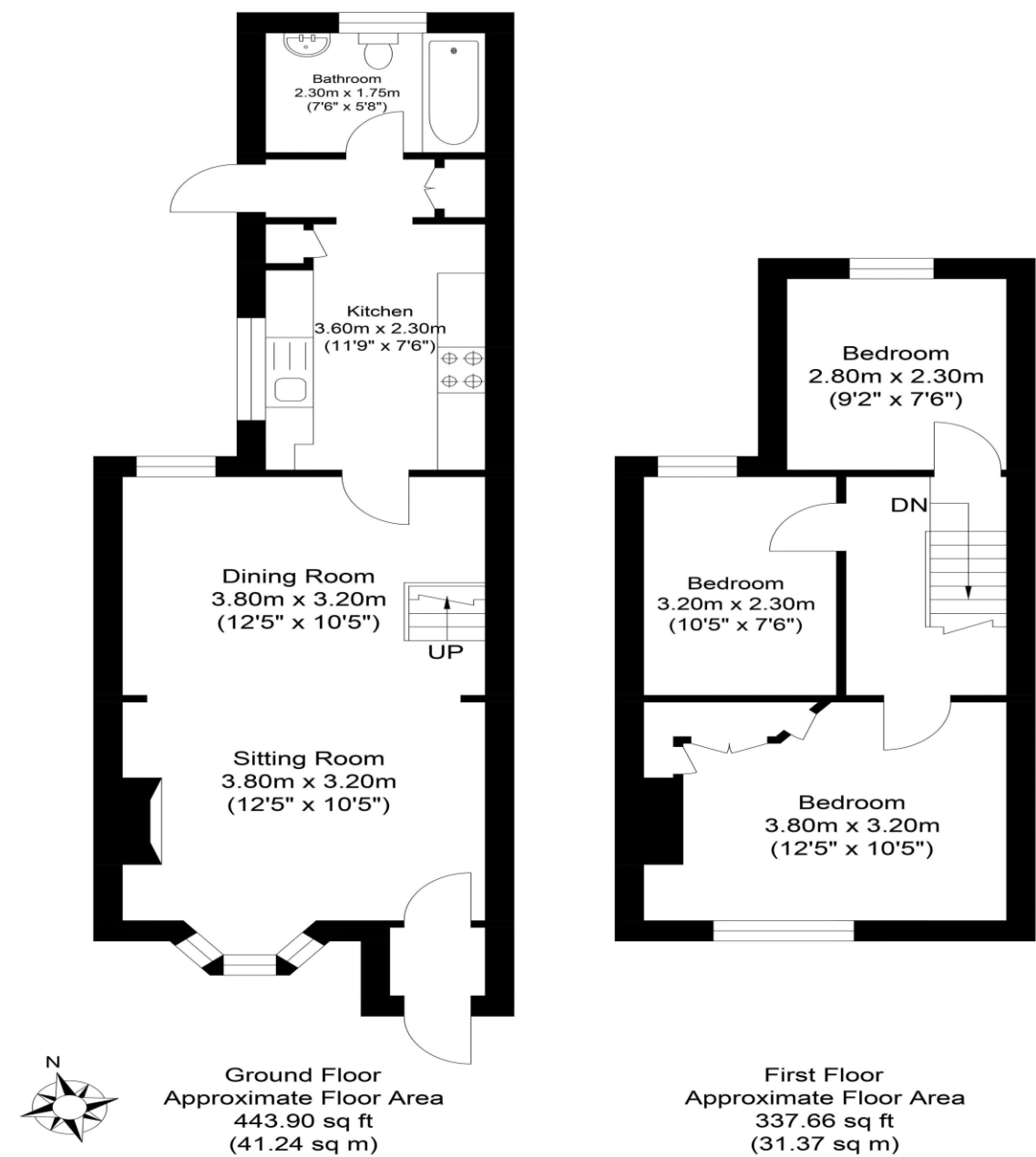


the floorplan...



A charming and greatly improved 3 bedroom, 2 reception room Victorian mid terraced house, offering scope to convert the loft space and private garden

Guide Price £365,000 - £375,000  
Freehold

12 Victoria Street, Horsham,  
West Sussex, RH13 5DZ



more details from...

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## *in brief...*

- 3 good sized bedrooms
- 2 reception rooms
- Mid terraced house
- Victorian
- Greatly improved
- Potential to convert loft
- Private garden
- Quiet and central location
- Close to schools, railway station, shops and walks
- EPC rating D



*The property is situated in a central location, within walking distance of the railway station, excellent schools, beautiful walks and the town centre.*



## *in more detail...*

A charming and greatly improved 3 bedroom, 2 reception room Victorian mid terraced house, offering scope to convert the loft space and private garden. The property is situated in a central location, within walking distance of the railway station, excellent schools, beautiful walks and the town centre. The accommodation comprises: newly constructed entrance porch, bay fronted sitting room with open fireplace, dining room, kitchen refitted with an attractive range of units and work surfaces, and beautifully refitted family bathroom. Upstairs there is access into the loft which offers potential to convert, similar to neighbouring properties. There are 3 good sized bedrooms. Benefits include replacement double glazed sash windows, gas fired central heating to radiators (Worcester boiler located in the kitchen) and hand-made shutters. The 31' x 13' rear garden has been landscaped to provide low maintenance with artificial lawn, paved seating area and rear access.



## *the location...*

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the bustling Carfax is alive with regular markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million pound transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

## *worth bearing in mind...*

This would be ideal if you are looking for a period home that has been greatly improved by the current sellers with scope to convert the loft and private garden.