



**Percy Road,
Horsham, RH12 2JN**

**Guide Price
£550,000**

**01403 272022
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THE LOCATION

The property is set in a highly sought-after location, in the popular West Horsham district, within a few minutes' walk of the picturesque Horsham Park. The house is also conveniently positioned within a short walk of Trafalgar Infants School & Greenway Academy and is easily accessible to both Tanbridge House School & Collyers College. Horsham's vibrant town centre is also within walking distance and offers a wide range of shopping facilities, including John Lewis and Oliver Bonas, an Everyman Cinema, The Capitol Theatre and a good selection of bars, restaurants and coffee shops. The house is also close to Horsham main line station, which offers a direct service to London Victoria (approx. 55 mins).

ACCOMMODATION SUMMARY

The property offers spacious accommodation, cleverly extended and arranged across three floors. The ground floor offers a separate entrance hall leading to a sitting room with an attractive feature fireplace and double doors opening into a separate dining room, which also benefits from an attractive fireplace. The modern fitted kitchen offers a good range of units, integrated appliances and quartz work surfaces complemented by a large breakfast bar and partially vaulted ceiling. There is also a utility room and downstairs cloakroom. The first floor offers a large double bedroom featuring a fireplace, a further double bedroom and a stunning bathroom suite incorporating a roll-top bath and separate shower cubicle. There is also a large top-floor bedroom with an en suite shower room and additional storage, together with a Velux window. This space could offer further potential for conversion.

GARDENS & PARKING

The property is set in a small residential road, offering unreserved residents' parking bays. To the front of the property, there is an enclosed area of garden, with a brick-built retaining wall, together with a mature hedge and gated side access. To the rear, there is a private garden enclosed by a period brick wall, offering a good degree of privacy. The garden is mainly laid to lawn, featuring a brick pathway, flower beds inset with mature shrubs and trees, and a timber storage shed. There is also a patio area, providing ample space for a table and chairs or outdoor sofa.

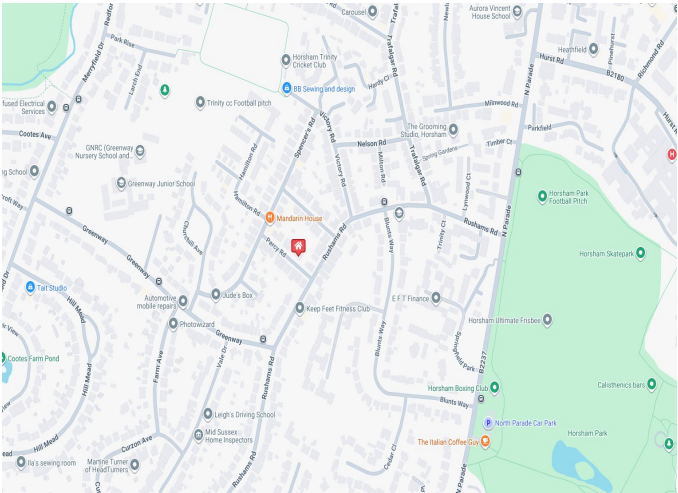




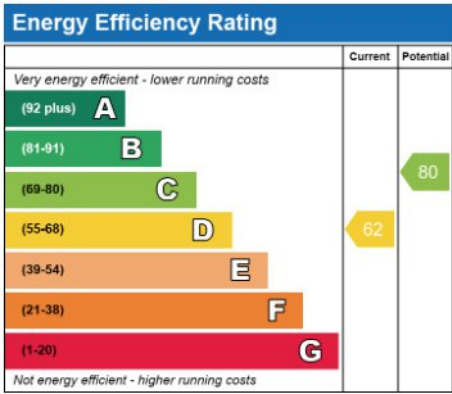
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website for property**



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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