



Guide Price

£375,000

Freehold

3x  1x  2x 

**Hamilton Road,
Horsham, West Sussex,
RH12**

cubitt&west
Helping you move forwards



Main features

- Very central location just a short walk to the Rec and Horsham Park
- With no onward chain the property is ready to move into
- Potential to install driveway parking
- Trafalgar Road, Greenway and Tanbridge House school catchment
- First time on the market for 50 years!

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 11'9 x 8'2 (3.58m x 2.49m)

Dining Room: 11'9 x 9'0 (3.58m x 2.75m)

Lounge: 12'7 x 11'1 (3.84m x 3.38m)

FIRST FLOOR

Landing

Shower Room: 7'11 x 5'5 (2.41m x 1.65m)

Bedroom 1: 12'1 x 11'3 (3.69m x 3.43m)

Bedroom 2: 12'8 x 11'3 (3.86m x 3.43m)

Bedroom 3: 7'11 x 7'4 (2.41m x 2.24m)

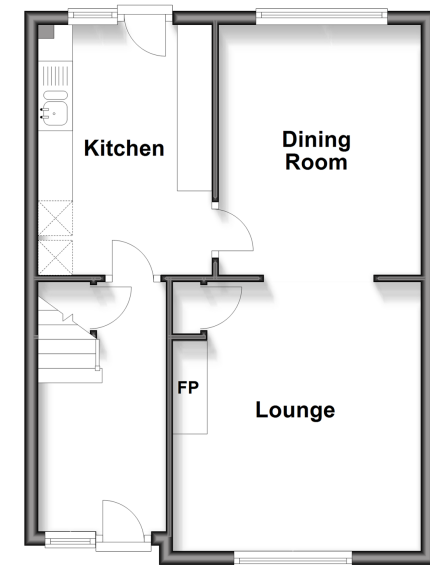
OUTSIDE

Front & Rear Gardens

Shed: 6'5 x 6'2 (1.96m x 1.88m)

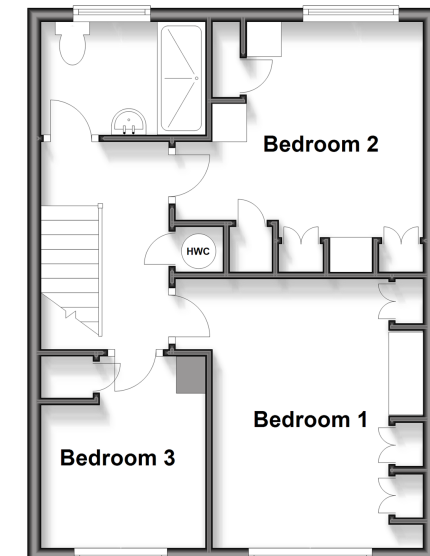
Ground Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



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Call Horsham - 01403 269268 ■ cubittandwest.co.uk

■ If buying or rent, please check if Local Authority licensing schemes apply before proceeding