



Nelson Road, Horsham, West Sussex, RH12 2JE



A superb opportunity to create a wonderful family home in one of Horsham's most sought-after locations. Tucked away on the highly desirable west side of town, this appealing semi-detached property combines character, generous accommodation and exciting potential for the future. With the added benefits of a new roof, modern heating system and no onward chain, this is a home that offers an excellent foundation for the next owner to make their mark.

The location is a real highlight, with the open spaces of the Rec playing fields, Horsham town centre and a number of well-regarded local schools, including Trafalgar Infant and Greenway Junior, all within comfortable walking distance. For those looking to create their ideal home, there is also considerable scope to improve, remodel and potentially extend the property, subject of course to the necessary planning consents.

Inside, the accommodation has a lovely sense of space and retains some appealing period features. A generous front-facing living room is centred around an attractive bay window, while the original brick fireplace provides an excellent opportunity to reinstate a focal point that could create a wonderfully cosy setting during the colder months. The separate dining room is equally practical, featuring fitted cupboards, useful alcove shelving and an impressive under-stairs cupboard providing plenty of storage.

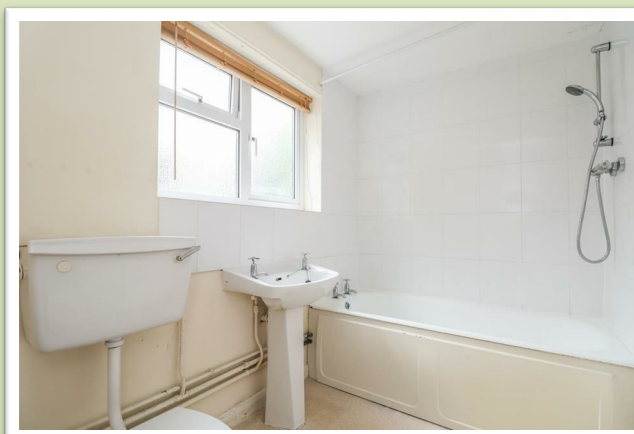
To the rear, the kitchen is fitted with a good range of wall and base units, an integrated oven and gas hob, together with a freestanding fridge freezer. A useful adjoining utility area provides additional practicality, with room for a stacked washing machine and tumble dryer. Completing the ground floor is a well-positioned bathroom.

Upstairs, there are three bedrooms, including two comfortable doubles, with the principal bedroom particularly impressive in size. This spacious main bedroom also benefits from twin fitted wardrobes, providing excellent storage without compromising the generous proportions of the room. There is also a useful cloakroom off the landing.

Outside, the property is approached via a small front garden, with a side pathway leading through to the rear. The private rear garden is a particularly appealing feature, offering a substantial patio area, mature borders and a small lawn. The garden is not overlooked and also benefits from a useful covered section, creating a versatile space for outdoor storage or sheltered seating.

With its enviable west-side position, excellent local amenities, characterful accommodation and genuine potential to enhance and extend, this is a fantastic opportunity to acquire a home that can evolve with its new owners. Whether you are looking to create your forever family home or take on an exciting project, the possibilities here are particularly appealing.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

DOOR TO:

ENTRANCE HALL

LIVING ROOM 12'11" x 12'02" (3.94m x 3.71m)

DINING ROOM 10'05" x 11'10" (3.18m x 3.61m)

KITCHEN 7'11" x 7'11" (2.41m x 2.41m)

UTILITY ROOM 2'11" x 8'06" (0.89m x 2.59m)

BATHROOM 5'06" x 8'04" (1.68m x 2.54m)

FIRST FLOOR

LANDING

CLOAKROOM 2'04" x 5'0" (0.71m x 1.52m)

BEDROOM ONE 12'11" x 10'11" (3.94m x 3.33m)

BEDROOM TWO 7'08" x 11'10" (2.34m x 3.61m)

BEDROOM THREE 7'11" x 6'0" (2.41m x 1.83m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

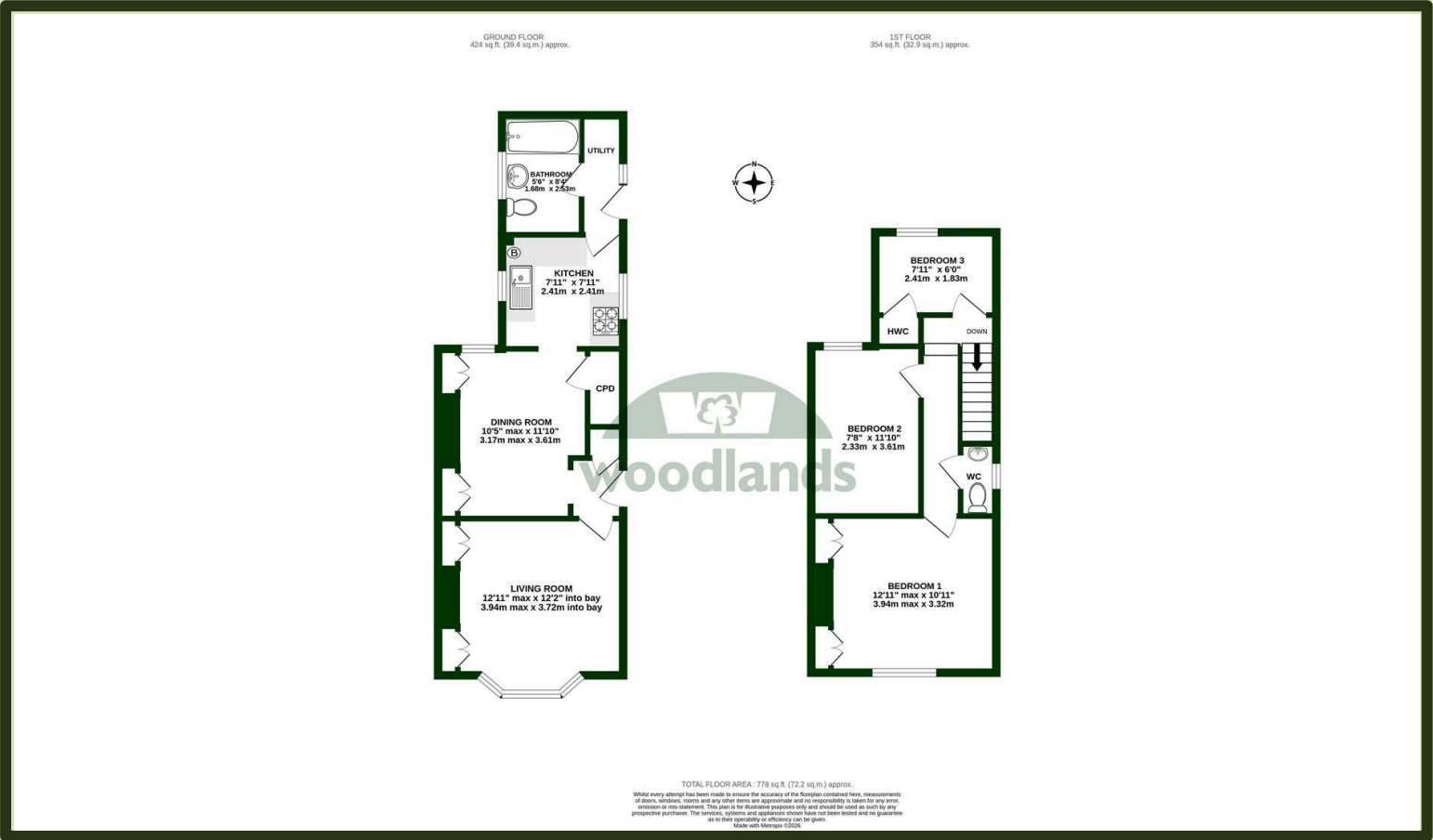
NO CHAIN



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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 10 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. Take the second left into Rushams Road and then second right into Trafalgar Road. Take the next left into Nelson Road.

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.

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