



Connells

Nelson Road  
Horsham



## Property Description

This semi-detached home offers versatile accommodation ideal for families, professionals or those working from home.

The property features a welcoming living room perfect for relaxing and a separate dining room providing an excellent space for family meals or entertaining. The kitchen is well laid out with storage and workspace, supporting everyday living.

The downstairs bathroom adds convenience, complemented by a separate WC, ideal for a busy household.

Upstairs there are two generously sized double bedrooms. The third bedroom currently used as a study, is accessed via bedroom one, making it ideal as a home office, dressing room, nursery or occasional bedroom, offering flexible living options to suit individual needs.

The property needs some modernisation and could really be turned into your dream home.

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

## Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

## Hall

### Living Room

12' 1" (max) x 11' (max)  
(3.68m (max) x 3.35m (max))

### Dining Room

12' 1" (max) x 10' (max)  
(3.68m (max) x 3.05m (max))

### Kitchen

7' 1" (max) x 8' 7" (max)  
(2.16m (max) x 2.62m (max))

### Bathroom

### Toilet

## First Floor

### Bedroom 1

12' 1" (max) x 11' (max)  
(3.68m (max) x 3.35m (max))

### Bedroom 2

12' 1" (max) x 11' (max)  
(3.68m (max) x 3.35m (max))

### Office / Bedroom 3

7' 1" (max) x 8' 6" (max)  
(2.16m (max) x 2.59m (max))

### Rear Garden

### Driveway

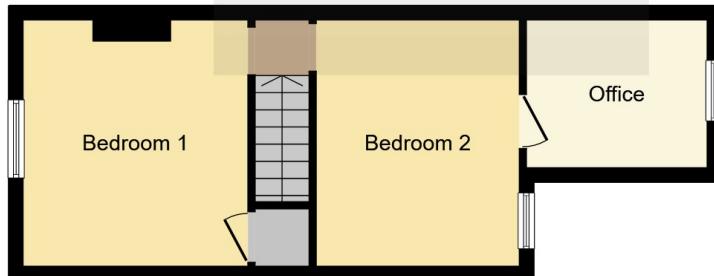








Ground Floor  
**Connells**



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: G      Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HSH407464](http://connells.co.uk/Property/HSH407464)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.

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