



Nelson Road
Horsham RH12 2JE

for sale offers in excess of
£400,000



Property Description

A spacious three double bedroom mid terrace home in a prime Horsham location. An ideal blend of comfort, space and convenience, just a short walk to Horsham town centre and station.

This three-bedroom mid terrace home is perfect for families or professionals looking for versatile living in a highly sought after area with the added benefit of no chain.

The lounge is spacious and is an ideal space for relaxing and hosting guests. The kitchen dining room is the heart of the home, with ample space for cooking, dining and socializing. The part-converted garage is practically divided into garage/storage at the front and to the rear could be ideal for a utility room. All three bedrooms are generous doubles, and the main bedroom has an en-suite. A viewing is highly recommended to appreciate the space this home offers and the location being walking distance of the town and station.

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. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

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.

Porch

3' 3" (max) x 6' (max) (0.99m (max) x 1.83m (max))

Living Room

16' 4" (max) x 12' 9" (max) (4.98m (max) x 3.89m (max))

Dining Room

7' 5" (max) x 12' 9" (max) (2.26m (max) x 3.89m (max))

Kitchen

8' 9" (max) x 8' 7" (max) (2.67m (max) x 2.62m (max))

Store

4' 9" (max) x 9' 4" (max) (1.45m (max) x 2.84m (max))

Garage

9' 4" (max) x 8' 7" (max) (2.84m (max) x 2.62m (max))

First Floor

Stairs

Landing

Bedroom 1

16' 4" (max) x 9' 6" (max) (4.98m (max) x 2.90m (max))

En-Suite

7' 2" (max) x 5' 4" (max) (2.18m (max) x 1.63m (max))

Bedroom 2

13' 8" (max) x 9' 4" (max) (4.17m (max) x 2.84m (max))

Bedroom 3

7' 6" (max) x 9' 4" (max) (2.29m (max) x 2.84m (max))

Bathroom

7' 5" (max) x 7' 1" (max) (2.26m (max) x 2.16m (max))

Rear Garden

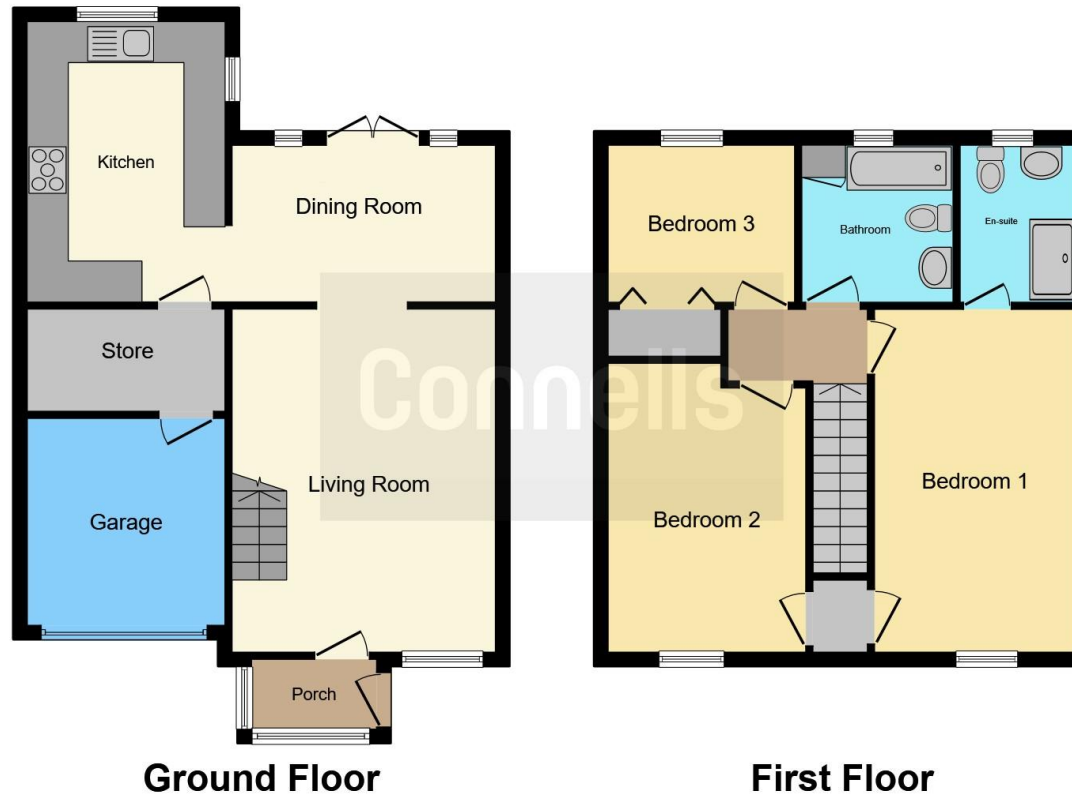
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: HSH407278 - 0006