Brock Taylor.

Sales.







Rushams Road, Horsham,
West Sussex,
RH12 2NZ

Offers in excess of £450,000

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Residential sales, lettings,
land and new homes.

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LOCATION

Set within a desirable and established residential area, this well-positioned home combines a peaceful setting with excellent everyday convenience. The town centre is within walking distance, placing a wide range of shops, cafés, restaurants and local amenities close at hand. Its location should appeal equally to families, commuters and buyers seeking a home near the heart of town without sacrificing residential surroundings. Pleasant local roads, established neighbouring homes and convenient access to everyday services further enhance the setting. This is an attractive opportunity to enjoy a popular location while creating a home tailored to the next owner's taste and lifestyle.

PROPERTY

This three-bedroom home has been extended over two storeys and offers approximately 1,098 sq ft of accommodation. An entrance hall leads into the generous reception space, where the living and dining areas flow together to create a setting for family life, entertaining and relaxing. Bay windows bring in natural light, while the flexible layout allows ample room for comfortable seating and a dining table. To the rear, the separate kitchen forms part of the extension and provides workspace, storage and direct access to the garden. Its size and position offer an excellent basis for creating a contemporary kitchen. Upstairs, the two-storey extension has created an exceptionally spacious principal bedroom measuring approximately 23 feet in length, with fitted wardrobes and plenty of room for furniture. The second bedroom is another generous double with a bay window, while the third is a good-sized single bedroom, ideal for a child, guest room or home office. A family bathroom completes the first floor. Previously let for several years, the house now presents an exciting opportunity for redecoration and modernisation, including updating the bathroom. With substantial accommodation and possible further potential, subject to consent, buyers can create an outstanding long-term home to their own taste.

OUTSIDE & PARKING

To the front, a private driveway provides off-road parking for approximately two to three vehicles. Side access leads towards the detached garage, which measures approximately 18'8" by 9'4" and offers valuable parking, storage or workshop space. The rear garden is an appealing feature, offering a very good amount of outdoor space with mature trees, established planting and areas of lawn. It provides an excellent setting for landscaping, entertaining, children's play or simply relaxing outdoors, with plenty of scope for a new owner to create a garden tailored to their needs. Further development potential may exist, subject to the necessary consents.













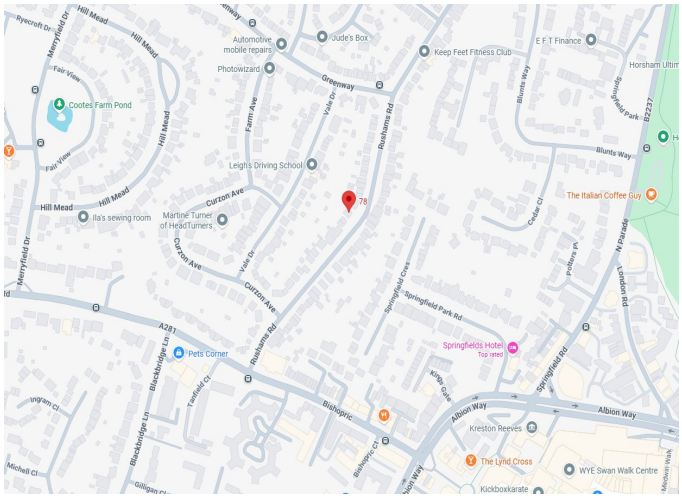


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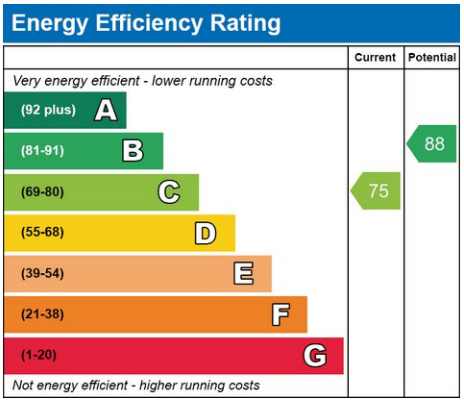
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Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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