



32 Clarence Road
Horsham, West Sussex, RH13 5SQ
Guide Price £495,000 Freehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

32 Clarence Road, Horsham, West Sussex, RH13 5SQ

A neatly-kept, semi detached Victorian home, located on a very popular residential road just a few minutes walk from the town centre and mainline train station. This charming family home has been improved and enlarged with the addition of a dormer loft conversion and a reconfiguration of the first floor accommodation. The accommodation now comprises an entrance hall, a sitting room with bay fronted window and feature fireplace, a dining room, and a fitted shaker style kitchen with solid wood worktops making up the ground floor. On the first floor there are three bedrooms and a modern bathroom suite, and on the second floor is a very large principal bedroom. Outside to the rear there is an attractive private garden with seating area, lawn and established planting. To the front is a wall enclosed courtyard garden, and permit parking on the road. The property is double glazed throughout, and a gas fired boiler provides heating and hot water.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Entrance Hall

A welcoming and practical entrance hall with a radiator, doors leading to the sitting room and dining room, and stairs rising to the first-floor landing. A high-level fuse board is also located here.

Sitting Room

A well-proportioned sitting room with a front aspect, double-glazed bay window that allows for excellent natural light. The room also benefits from an ornate fireplace, a radiator, and built-in display shelving.

Dining Room

A good-sized dining room with a rear aspect window overlooking the garden. There is a radiator, BT fibre point, and a door providing direct access to the kitchen.

Kitchen

The kitchen is fitted with a range of shaker-style eye and base level cabinets and drawers, complemented by solid wood worktops. There is a stainless steel sink and drainer with mixer tap, an integrated double oven with a four-burner gas hob, concealed extractor hood, space and plumbing for a washing machine. The kitchen enjoys both side and rear aspect windows, a door opening onto the garden, under-stairs storage cupboard.

First Floor Landing

From the entrance hall, stairs rise to the first-floor landing, which provides access to the bedrooms and bathroom, with a further staircase leading to the second floor.

Second Floor Principal Bedroom

A particularly large and bright room. It features a rear dormer window and additional rooflight windows to the front, high-level fitted cupboards, an eaves storage cupboard, and an electric wall-mounted heater.

Bedroom Two

A large single or small double bedroom with a front aspect bay-fronted double-glazed window and a radiator.

Bedroom Three

A double bedroom with a rear aspect, double-glazed window, and radiator.

Bedroom Four

A further bedroom with a front aspect, double-glazed window, and radiator.

Bathroom

A modern white suite comprising an enclosed panel bath with mixer taps and shower over, pedestal wash hand basin and low-level WC with dual flush. The room features a radiator, loft hatch, extractor fan, and an obscured double glazed rear aspect window. There is part floor-to-ceiling wall tiling, along with an airing cupboard housing the Vaillant gas-fired boiler.

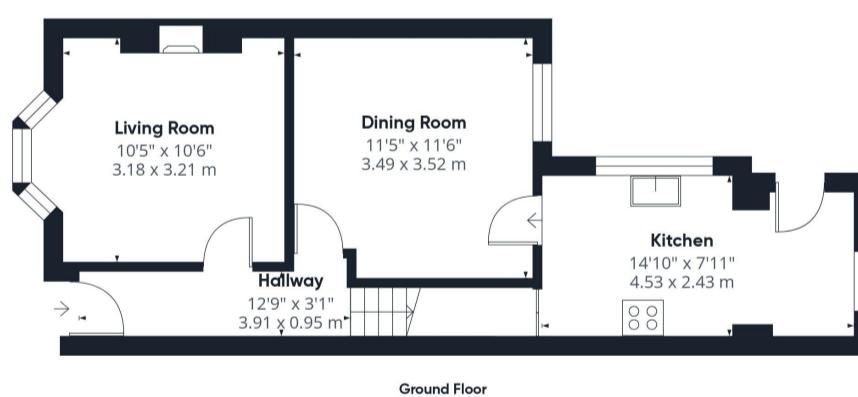
Outside

To the rear the garden is surprisingly secluded and comprises a hardstanding seating area, a lawn, established border planting and a timber shed. To the front, there is a wall enclosed courtyard garden with low level access gate.

Council Tax Band - D

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 26/5917/05/01



Ground Floor



Floor 2



Floor 3



Approximate total area⁽¹⁾

970 ft²

90.2 m²

Reduced headroom

41 ft²

3.8 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(02 plus) A	75
(01-01) B	66
(00-00) C	76
(05-06) D	77
(39-54) E	78
(21-36) F	79
(1-20) G	80
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

