



81 Swindon Road, Horsham

Prices From **£450,000**


Henry Adams
estate agents

Swindon Road

Horsham

No Onward Chain

This spacious four bedroom detached house presents a fantastic opportunity for families and professionals alike, offering great potential to improve and update throughout. The property is conveniently situated within easy reach of Horsham railway station, making it ideal for commuters, and also benefits from excellent access to the town centre and local amenities. Well regarded schools are nearby, enhancing its appeal for those with children.

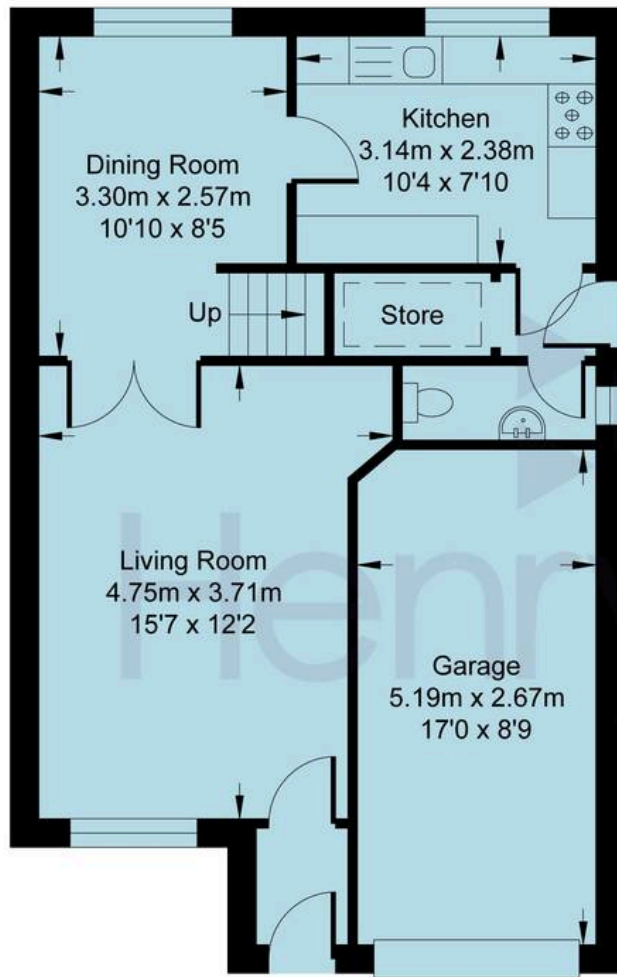
The ground floor features a welcoming entrance hall, a generously proportioned living room to the front of the property and an adjoining separate dining area, a kitchen to the rear of the property with door to rear garden and a useful ground floor WC.

Upstairs, there are four well-sized bedrooms, providing ample space for family living or home office needs, and a family bathroom. The property's flexible layout and classic proportions make it an excellent canvas for modernisation and personalisation.

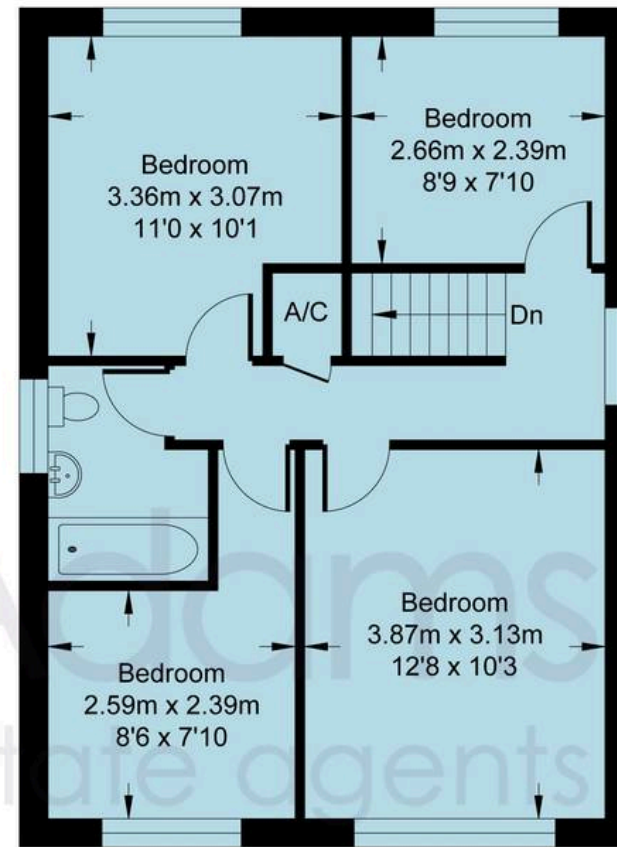
To the front of the property, there is driveway parking for two vehicles, as well as a garage (ideal for secure storage or further parking). The location is both peaceful and practical, with all the benefits of suburban living yet within easy reach of the vibrant town centre, schools, and transport links. This is a rare opportunity to acquire a well-located detached home with significant potential, generous outside space, and wonderful views to the rear.







GROUND FLOOR



FIRST FLOOR



Swindon Road

Approximate Area = 934.41 sq ft / 86.81 sq m
 Garage = 138.96 sq ft / 12.91 sq m
 Total (Including Garage) = 1073.37 sq ft / 99.72 sq m
 For identification only - not to scale

To the rear, the house enjoys a good sized garden that backs directly onto open green space, offering a lovely outlook and a sense of privacy.

The property benefits from a generous rear garden which is currently overgrown and would benefit from landscaping and updating, but offers excellent potential to create a wonderful outdoor space. A fantastic opportunity for buyers looking to add value and put their own stamp on a home. Beyond the garden, open views enhance the sense of space and tranquillity.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.