



18 Swindon Road, Horsham

Guide Price £400,000

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Horsham

This charming two-bedroom end-of-terrace period property offers a wonderful blend of character features and modern comforts, making it an ideal home for a variety of buyers.

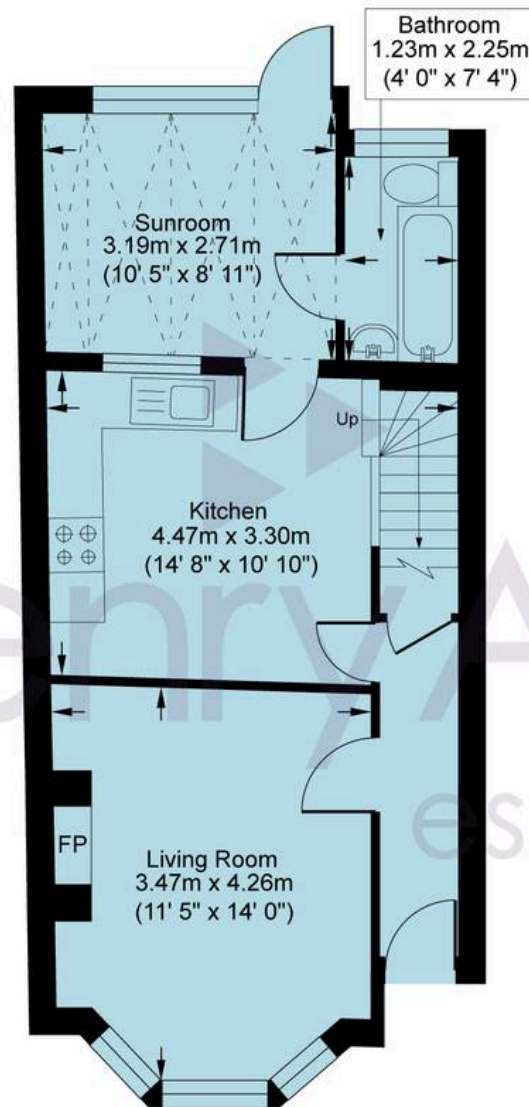
Upon entering the property, a welcoming hallway provides access to the ground floor accommodation, including a convenient ground floor bathroom. The inviting living room is filled with natural light from a classic bay window and features a cosy log burner, perfect for relaxing evenings. To the rear, the spacious kitchen and dining room provide ample space for cooking and entertaining, with pleasant views over the rear garden.

At the rear of the house is a versatile garden room, providing additional space that could be used as a dining area, home office, hobby room or simply somewhere to sit and enjoy views of the garden throughout the season. Upstairs, there are two generously sized double bedrooms, each offering comfortable and versatile accommodation.

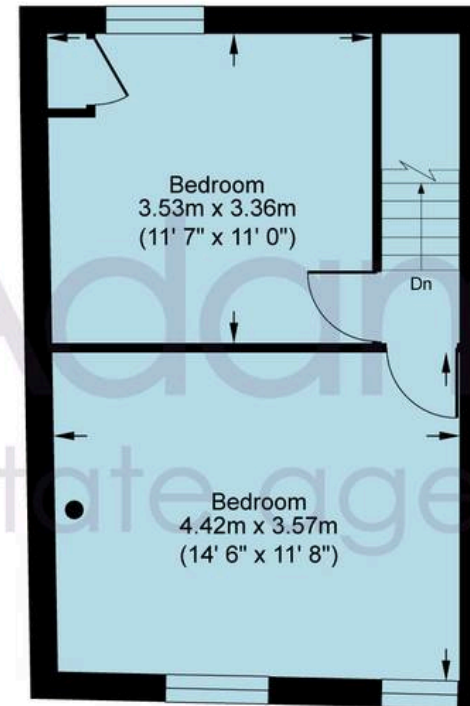
The property is ideally positioned for families and commuters alike, with good access to highly regarded local schools and within easy reach of Horsham mainline station, providing excellent links to London and surrounding areas. The location also benefits from being close to a wide range of local amenities, the town centre and a selection of recreational spaces, ensuring convenience and a vibrant community atmosphere.







GROUND FLOOR



FIRST FLOOR

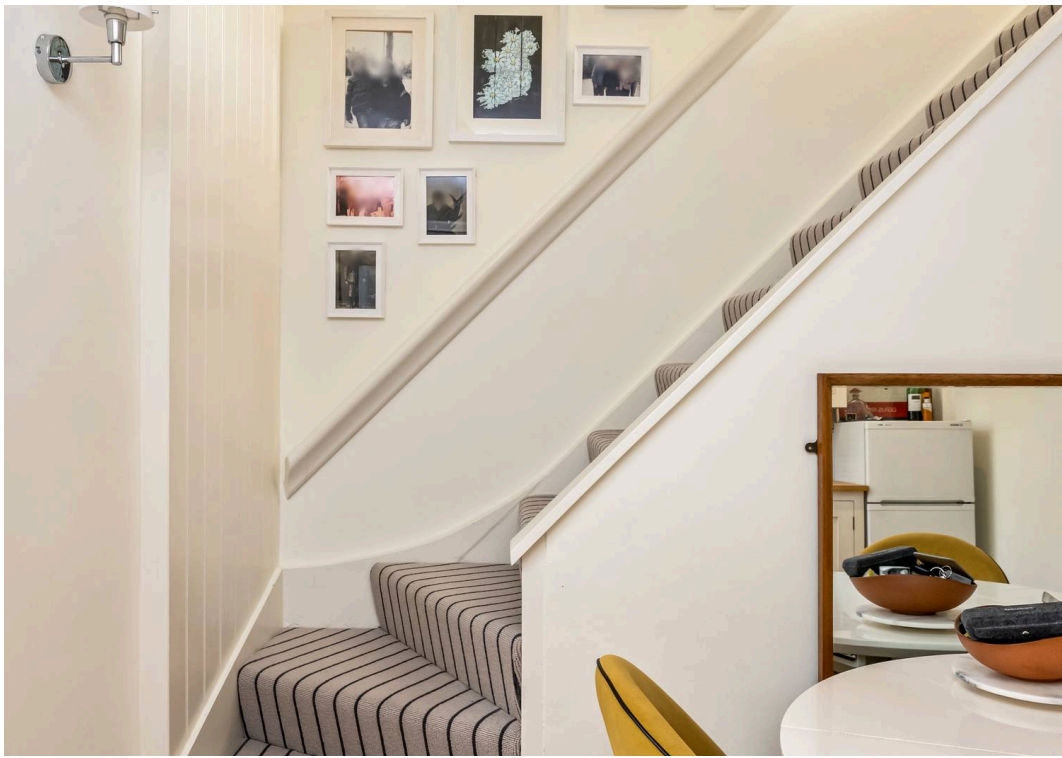


Swindon Road

Approximate Internal Area = 800.84 sq ft / 74.4 sq m

Total = 800.84 sq ft / 74.4 sq m

For identification only - not to scale



To the rear of the property, a great-sized, mature garden offers plenty of outdoor space to enjoy, whether for gardening, outdoor dining or relaxing in the fresh air. With established planting and a mature feel, the garden provides a wonderful opportunity for buyers to make the space their own.

The generous garden offers plenty of room for children to play and for hosting family gatherings during the warmer months. Combining attractive period features, well-proportioned accommodation and a useful additional garden room, this delightful home is a rare find in such a sought-after location.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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.