



20 Victory Road, Horsham

Guide Price **£400,000**


Henry Adams
estate agents

20 Victory Road

Horsham

This well-presented mid-terrace period property offers an ideal blend of character, space and contemporary living, having been thoughtfully extended and updated over **three floors**.

The accommodation provides three bedrooms, offering flexible space for families, couples or professionals. The inviting living room retains plenty of period charm, with a **working fireplace** providing a striking focal point and a cosy setting for relaxing evenings. The chimney is professionally serviced annually, providing added peace of mind.

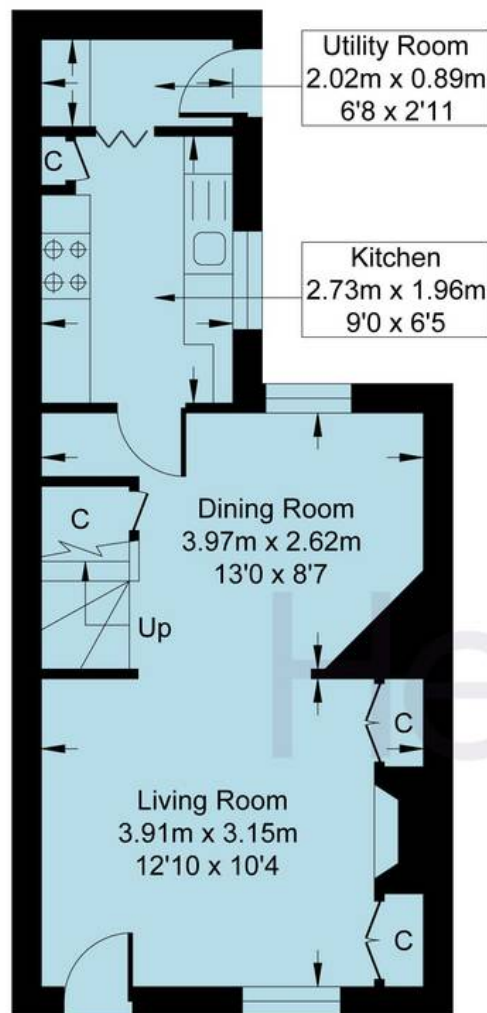
The separate dining room creates an excellent space for entertaining or family meals, while the adjacent utility room adds valuable practicality to the home.

The **beautifully updated bathroom** has been finished to a high standard, combining quality fixtures with tasteful design to create a stylish and relaxing space.

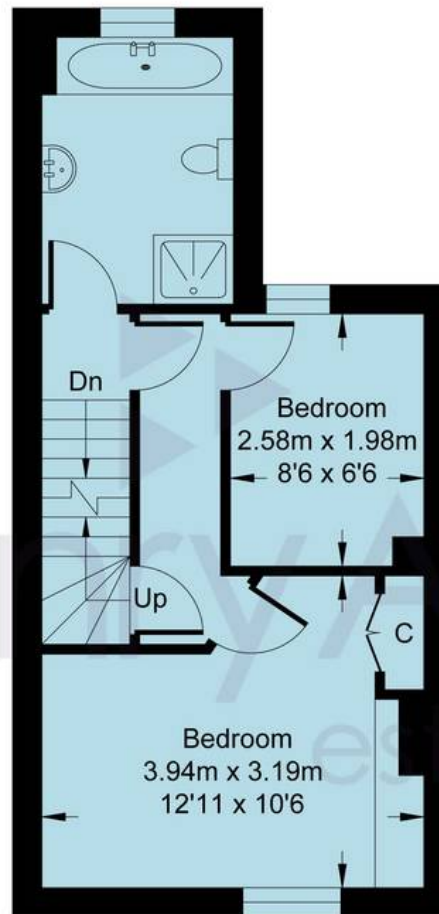
Outside, the property benefits from a **good-sized rear garden** with a generous patio area, ideal for outdoor dining and entertaining. The remainder of the garden provides plenty of space for children to play, gardening or simply enjoying the outdoors. At the end of the garden is a versatile **garden room**, offering a wealth of possibilities depending on individual needs. It could make an excellent home office, studio, gym, hobby room or additional entertaining space.







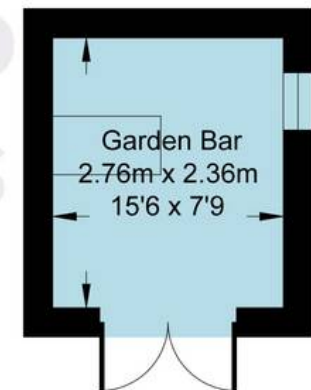
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING



Victory Road

Approximate Internal Area = 794 sq ft / 73.76 sq m

Outbuilding = 70 sq ft / 6.51 sq m

Total = 864 sq ft / 80.27 sq m

For identification only - not to scale



Situated within easy reach of Horsham town centre, Horsham Park and Horsham railway station, the property is ideally positioned for local amenities, green spaces and convenient transport links, including swift connections to London. The area is also well served by popular local schools. Combining period character with modern improvements, three-floor accommodation and a versatile garden room, this is a superb home in a highly convenient Horsham location. **Early viewing is highly recommended.**

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: D

EPC Environmental Impact Rating: E







Henry Adams – Horsham

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