



**Norfolk Terrace,
Horsham, RH12 1DA**

**Asking Price
£550,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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LOCATION

Norfolk Terrace embodies the true meaning of a central location. A stone's throw away is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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, or head to East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a 8 minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

This beautifully presented semi-detached home has been thoughtfully extended and renovated, seamlessly blending timeless character with stylish modern living. Ideally positioned in a highly sought-after central Horsham location. To the front, the elegant bay-fronted sitting room features high ceilings and a charming fireplace, creating a warm and inviting space to relax and unwind. Beyond this, a separate

dining room — currently used as a home office — offers excellent flexibility to suit a variety of needs. At the rear, the property opens into a stunning open-plan kitchen/dining/living space. The kitchen is well-appointed with an extensive range of floor and wall-mounted units, integrated appliances, and generous worktop space. A spacious seating area enhances the versatility of this impressive room, making it ideal for both everyday living and entertaining. Large bi-fold doors flood the space with natural light and open directly onto the courtyard garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a sleek, modern shower room with WC, providing added convenience without compromising on style.

Upstairs, there are three bedrooms, all generous doubles with the master bedroom also featuring large built in wardrobes as well as having double aspects flooding the room with natural light. Finishing off the accommodation you can find a 3 piece suite family bathroom.

OUTSIDE

This charming, low-maintenance courtyard garden provides a private and peaceful outdoor retreat. Mainly laid to decorative gravel for easy upkeep, it features mature shrubs, a timber bench and bistro table to create an inviting seating area, ideal for relaxing or entertaining. While large bi-fold doors from the house offer a seamless indoor-outdoor connection. The property also features residents permit parking.





Buses

3 minute walk



Shops

Town Centre
6 minute walk



Trains

Horsham
8 minute walk



Airport

Gatwick
15 miles



Roads

M23
6.9 miles



Sport & Leisures

Pavilions in the Park
8 minute walk



Rental Income

£2,100 pcm



Schools

St Mary's CofE Primary
Kingslea Primary
The Forest School



Fibre Broadband

Up to 1600 Mbps



Council Tax

Band D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
122.3 m²
1316 ft²

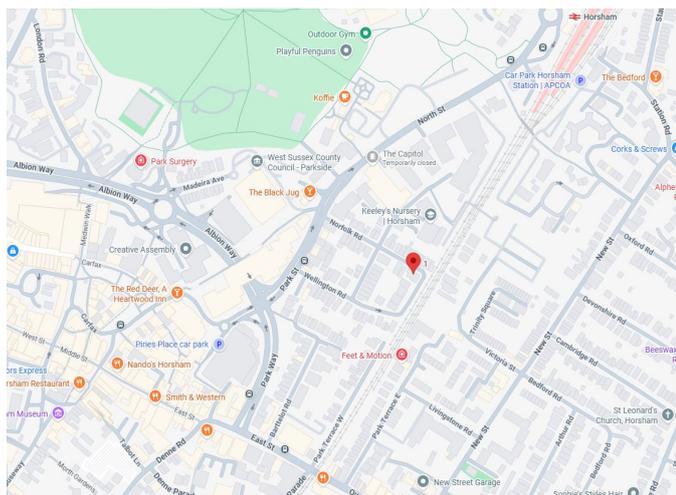
(1) Excluding balconies and terraces

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

GIRAFFE360



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.