



**Trinity Square, Victoria Street,  
Horsham, RH13 5DQ**

**Asking Price  
£450,000**

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



**LOCATION** - This three storey property is set within an enviable location, just 0.4 miles distant from the town centre. Horsham is 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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 is a short stroll away (0.3 miles), and 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. The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, The Forest School and Millais.

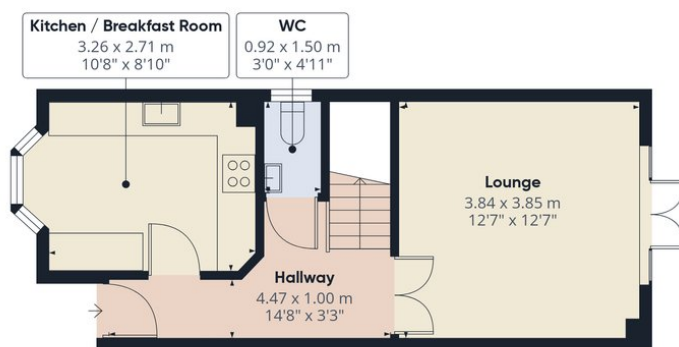
**PROPERTY** - The front door of the property opens into a generous hallway that allows access to all rooms on the ground floor. The hallway itself is the perfect place to remove coats and shoes before entering the living space and creates a very natural flow. The kitchen/breakfast room is the perfect size for a small table within the bay window to create a great social space. The kitchen itself is fitted with a range of floor and wall mounted units along with numerous built in appliances. Moving along the hall through double doors you enter the generous lounge, with its perfect shape, this room provides flexibility for furniture placement and measures 12'7" x 12'7". From the lounge you have glazed double doors that lead out to the garden creating a great flow between the property and outside space. Completing the ground floor accommodation is the WC also accessed via the hallway. To the first floor you will find two bedrooms and the family bathroom. Both bedrooms are double rooms with the main bedroom boasting large built in wardrobes and an ensuite shower room complete with toilet, basin and generous walk in shower cubicle. The family bathroom is a very good size and is complete with a white suite and a hand held shower attached to the bath. Moving along the landing and up the stairs to the second floor you will find the third bedroom. The beauty of this room is that is split into sections which means you can create a bedroom area and a separate area for either a dressing room, study space or for whatever you could need. The space also offers eaves storage.

**OUTSIDE** - The property is located within a modern cul-de-sac set back from the road making it a great private spot with still being so close to the Town and Station. The property comes with parking within the residents car port. A side gate allows access through to the rear garden which is a generous size with space for a large shed. Mostly laid to lawn this space gives you the opportunity to create your very own oasis to enjoy and is a rare find having so much outside space with the close proximity to local amenities.





**Click here for dedicated  
website for property**



Ground Floor

Approximate total area<sup>(1)</sup>

83.1 m<sup>2</sup>  
894 ft<sup>2</sup>

Reduced headroom

1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

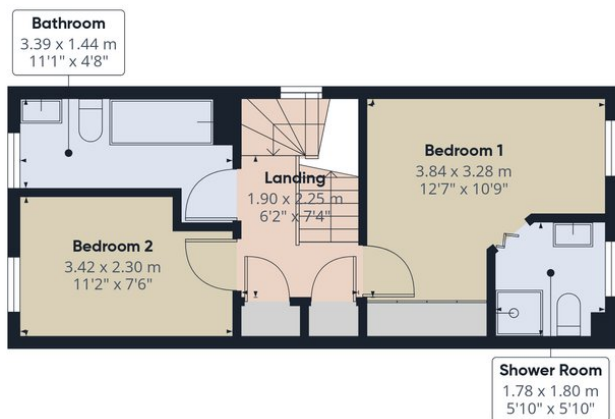
(1) Excluding balconies and terraces

Reduced headroom

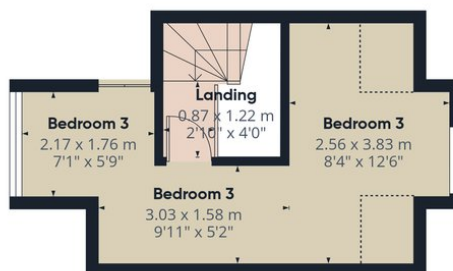
Below 1.5 m/5 ft

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

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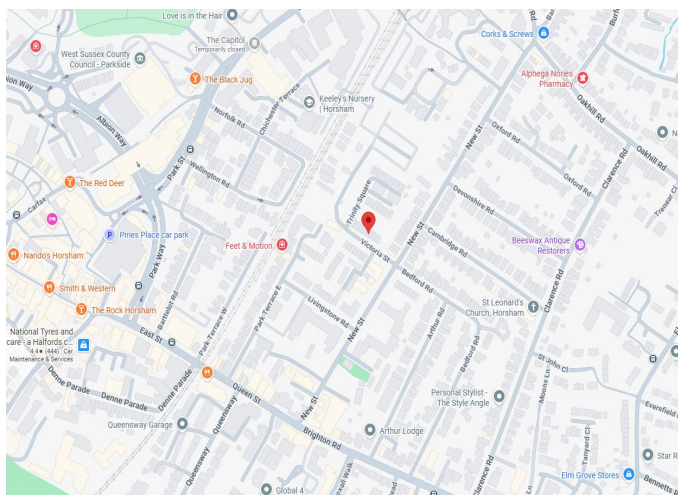
Floor 1



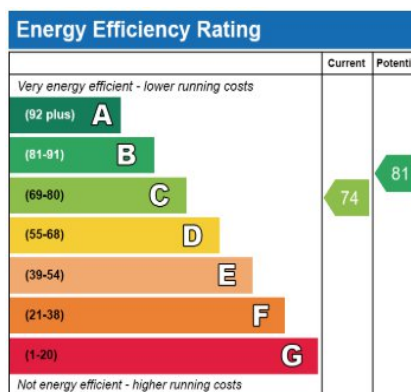
Floor 2



## Map Location



## EPC Rating



Viewing arrangements by appointment through Brock Taylor

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