



QUEEN STREET, HORSHAM

A MUCH-LOVED THREE-BEDROOM DETACHED FAMILY HOME, QUIETLY TUCKED AWAY ON QUEEN STREET AND JUST A SHORT STROLL FROM HORSHAM TOWN CENTRE, WITH A GENEROUS REAR GARDEN, GARAGE, PARKING AND EXCITING POTENTIAL TO CREATE SOMETHING TRULY SPECIAL.

PROPERTY FEATURES

HOUSE

IF YOU HAVE LIVED IN HORSHAM, YOU HAVE PROBABLY DRIVEN PAST THIS HOME WITHOUT EVER REALISING IT WAS THERE.

TUCKED QUIETLY AWAY ON QUEEN STREET, THIS MUCH-LOVED THREE-BEDROOM DETACHED FAMILY HOME IS JUST A SHORT STROLL FROM HORSHAM TOWN CENTRE, YET ENJOYS A SURPRISINGLY LARGE AND BEAUTIFULLY ESTABLISHED REAR GARDEN.

HAVING BEEN LOVINGLY CARED FOR BY THE SAME FAMILY SINCE IT WAS BUILT, THIS 1960S HOME HAS BEEN WELL MAINTAINED. WHILST THE DÉCOR IS NOW DATED AND THE PROPERTY WOULD BENEFIT FROM SOME MODERNISATION, THE POTENTIAL HERE IS IMMEDIATELY APPARENT.

WHAT REALLY STANDS OUT IS THE FEELING OF SPACE AND LIGHT, WITH LARGE WINDOWS THROUGHOUT AND A WONDERFULLY PRACTICAL LAYOUT THAT ALREADY WORKS WELL FOR FAMILY LIFE.

INSIDE, THERE ARE SOME LOVELY ORIGINAL FEATURES WAITING TO BE REDISCOVERED, INCLUDING THE BEAUTIFUL PARQUET FLOORING WHICH FLOWS THROUGH THE HALLWAY AND INTO THE LARGE SITTING ROOM. THE UNUSUALLY WIDE STAIRCASE, GENEROUS LANDING AND LIGHT-FILLED ROOMS ADD TO THE CHARACTER OF THE HOUSE, WHILE THE SITTING ROOM ENJOYS VIEWS ACROSS THE MATURE REAR GARDEN AND HAS A FEATURE FIREPLACE.

THE KITCHEN IS CURRENTLY FITTED WITH TRADITIONAL WOODEN UNITS AND AN ORIGINAL-STYLE GAS-FIRED AGA, WITH PLENTY OF NATURAL LIGHT. OFF THE KITCHEN IS A DOWNSTAIRS WC AND SEPARATE PANTRY. BEYOND THE KITCHEN, THE TRADITIONAL COVERED SIDE PASSAGE PROVIDES ACCESS TO USEFUL STORAGE AREAS AND THE GARDEN, WHILE ALSO OFFERING EXCITING POTENTIAL TO EXTEND. SUBJECT TO THE NECESSARY PERMISSIONS, EXTENDING INTO THIS SIDE AREA COULD CREATE A WONDERFUL, GENEROUS OPEN-PLAN KITCHEN AND DINING SPACE, WITH LARGE WINDOWS OR DOORS OPENING DIRECTLY ON TO THE GARDEN - A FANTASTIC SETTING FOR FAMILY BREAKFASTS, ENTERTAINING FRIENDS OR SIMPLY ENJOYING EVERYDAY LIFE.

UPSTAIRS, THERE ARE THREE BEDROOMS, INCLUDING TWO GOOD-SIZED DOUBLES AND A SINGLE, TOGETHER WITH THE FAMILY BATHROOM. EACH ROOM IS BRIGHT AND PRACTICAL, WITH BUILT IN STORAGE IN EACH OF THE DOUBLE ROOMS.

OUTSIDE

THE GARDEN. IS SURPRISINGLY LARGE FOR SUCH A CENTRAL HORSHAM PROPERTY, WITH A LAWN, MATURE PLANTING AND ESTABLISHED BORDERS.

A CHARMING BRICK-BUILT FORMER PIGGERY SITS WITHIN THE GARDEN, NOW USED AS A USEFUL STORE, ADDING AN UNUSUAL PIECE OF HISTORY TO THE PROPERTY. THE GARDEN OFFERS PLENTY OF SPACE FOR CHILDREN TO PLAY, SUMMER ENTERTAINING, GARDENING OR SIMPLY ENJOYING A QUIET AFTERNOON OUTSIDE.

THE PROPERTY IS APPROACHED VIA A DRIVEWAY WITH PARKING AND A DETACHED SINGLE GARAGE, TUCKED DISCREETLY BEHIND MATURE PLANTING. DESPITE BEING SO CLOSE TO THE CENTRE OF HORSHAM, THE HOUSE FEELS WONDERFULLY PRIVATE AND ESTABLISHED - ONE OF THOSE PROPERTIES YOU COULD EASILY WALK OR DRIVE PAST WITHOUT APPRECIATING WHAT LIES BEHIND IT.



THE AREA

THE LOCATION IS A REAL HIGHLIGHT. HORSHAM TOWN CENTRE IS WITHIN EASY WALKING DISTANCE, GIVING YOU THE BEST OF BOTH WORLDS: A PEACEFUL, ESTABLISHED HOME WITH A SUBSTANTIAL GARDEN, WHILE HAVING CAFÉS, RESTAURANTS, INDEPENDENT SHOPS, THE MARKET, LEISURE FACILITIES AND HORSHAM'S SUMMER EVENTS ALL CLOSE BY.

THIS IS A HOME WHERE THE OPPORTUNITY LIES BENEATH THE SURFACE. THE IMPORTANT FOUNDATIONS ARE ALREADY HERE - A SUBSTANTIAL DETACHED HOUSE, BEAUTIFUL PARQUET FLOORING, WONDERFUL NATURAL LIGHT, A LARGE GARDEN AND GENUINE SCOPE TO EXTEND. WITH THE RIGHT IDEAS, THIS COULD BECOME A TRULY WONDERFUL MODERN FAMILY HOME IN A LOCATION WHERE PROPERTIES WITH GARDENS OF THIS SIZE ARE INCREASINGLY DIFFICULT TO FIND.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Queen Street, RH12

Approximate Gross Internal Area = 130.9 sq m / 1410 sq ft
 Approximate Garage Internal Area = 13.5 sq m / 146 sq ft
 Approximate Outbuilding Internal Area = 24.6 sq m / 265 sq ft
 Approximate Total Internal Area = 169 sq m / 1821 sq ft

Ground Floor

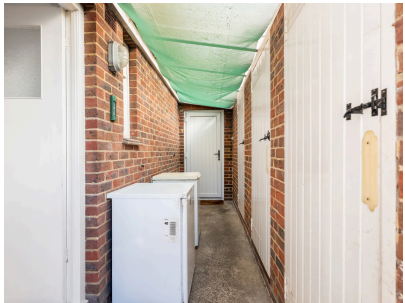
First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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PROPERTY INFORMATION

- **COUNCIL TAX:** HORSHAM DISTRICT COUNCIL, BAND E
- **SERVICES:** MAINS GAS AND DRAINAGE
- **TENURE:** FREEHOLD



TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA **07464 043045**