



AGENTS ON 01403 270270.  
TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE

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Information provided on an EPC.

Woodlands Estate Agents are not responsible for any  
carried out by a third-party qualified Energy Assessor and

Energy Performance Certificate (EPC) disclaimer: EPCs are

to buy, please contact us before viewing this property.

scale, if there are important matters likely to affect your decision  
to furnish and illustrate purposes, if floor plans are included they are for

Room sizes are approximate and should not be relied upon for  
carried out, nor the services, appliances and fittings tested.

Woodlands Estate Agents Disclaimers: we would like to inform  
prospective purchasers that these sales particulars have been

Admissions, 0845 0751007, or visit the Admissions Website.

County Council - West Sussex Grid for Rehousing - School

find out about catchment areas, please contact West Sussex

SCHOOL CATCHMENT AREA: For local school admissions and to

EPC Rating: D.

COUNCIL TAX: Band D.

Traralgar Road, Swindon Road is the third turning on the left into  
Rushams Road and then the second turning on the right into  
into Springfield Road. Take the second turning on the left into

over the roundabout. At the first set of traffic lights turn right

DIR ECTIONS: From Horsham town follow the A24 into

the immediate countryside. Further along, the stunning South

restaurants. There are some beautiful walks and cycle rides in

there is Pines Place with an Everyman Cinema and further

Park whilst the nearby Capitol has a Cinema and theatre and

there is a leisure centre with swimming pool close to Horsham

restaurants. You are spoilt for choice for leisure activities as

there twice weekly award winning local markets in the Grafton

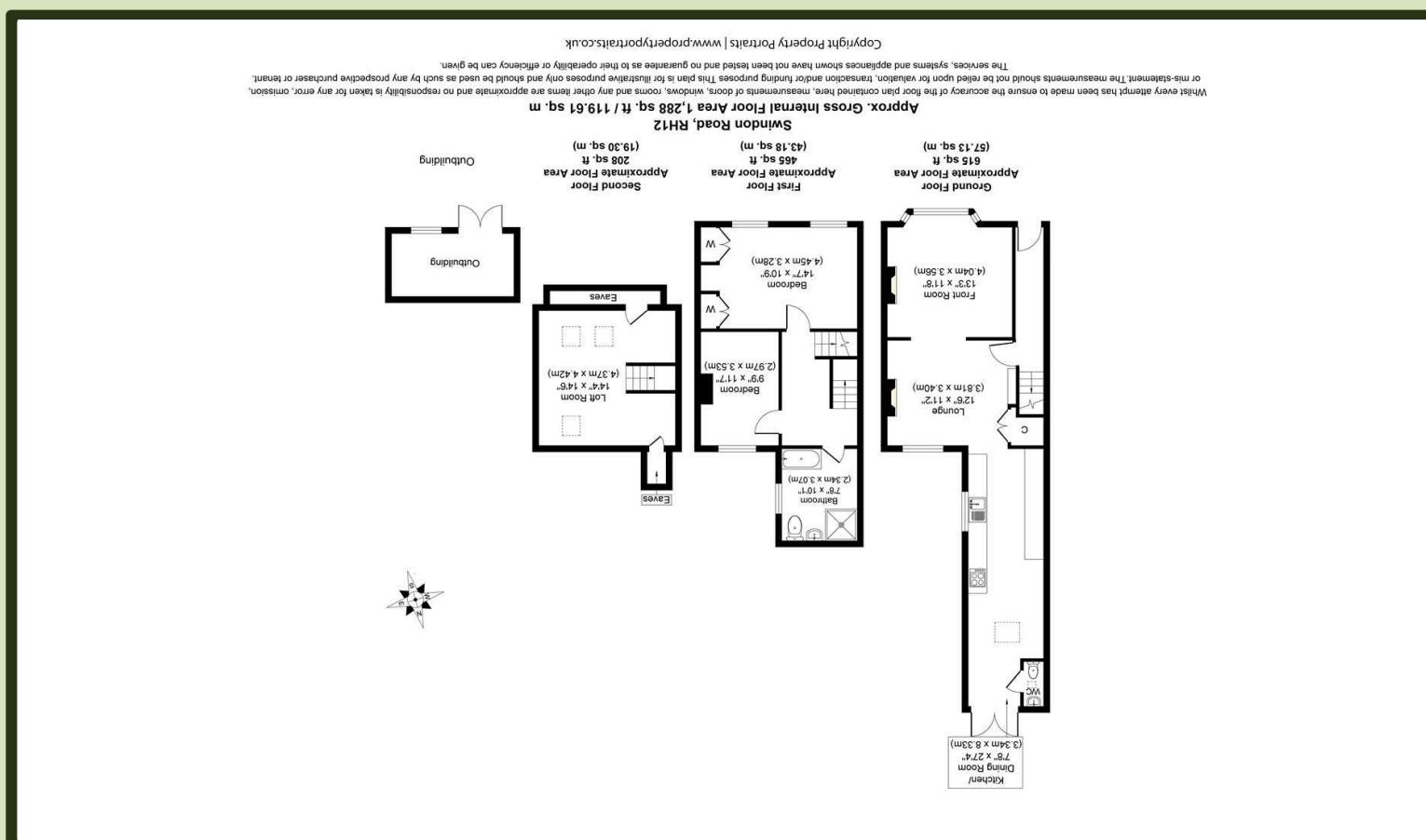
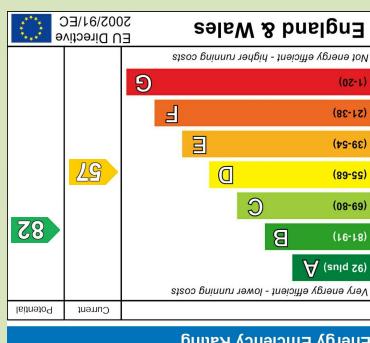
Street, or East Street, as it is known locally, has a wide choice of

centre of Horsham for you to stock up on local produce. East

indulging a large John Lewis at Home and Waitrose store. There

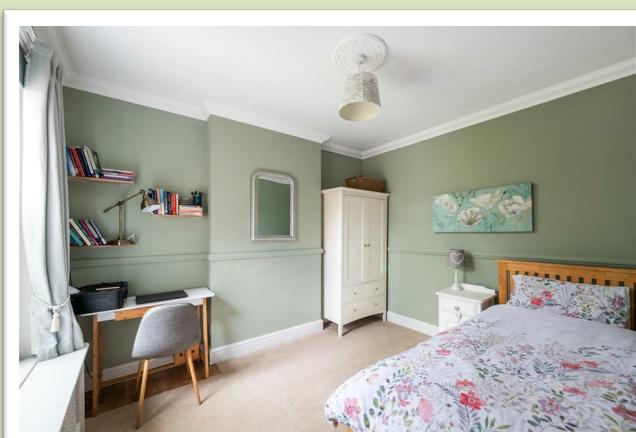
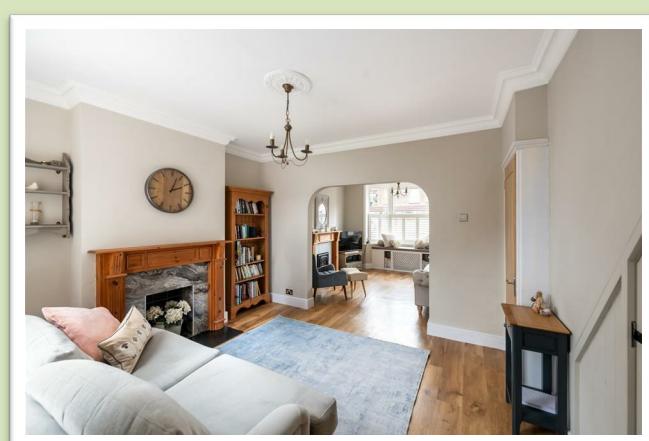
excellent selection of national and independent retailers

LOCATION: Horsham is a thriving historic market town with an



28 Swindon Road, Horsham, West Sussex, RH12 2HD





Located on the highly sought-after Swindon Road, this beautifully presented period property offers a rare opportunity to own a family home in one of Horsham's most desirable west-side addresses. Surrounded by charming period homes and just moments from popular green spaces such as Horsham Park and The Rec, this location is a favourite among families seeking access to excellent schools, including Trafalgar Infants and Greenway Primary.

The property itself combines timeless character with modern comfort and offers exceptional potential to grow with your family. There's clear scope to further extend or fully convert the loft room into a third bedroom or home office, depending on your needs (subject to planning permission).

As you approach, a covered porch leads you into a welcoming hallway, recently redecorated in tasteful neutral tones, with newly carpeted stairs rising to the first floor. The heart of the home is a stunning dual-aspect, open-plan living/family room. High ceilings, a feature bay window with box seating, with karndean flooring and generous proportions make this space ideal for both relaxing and entertaining, while still retaining the warmth and character typical of homes of this era.

To the rear, the kitchen/diner room is a real highlight - a contemporary space, thoughtfully extended to create a stylish and sociable setting for informal dining. Finished with attractive cabinetry, sleek quartz worktops, a range cooker and underfloor heating, the kitchen is further enhanced by French doors that seamlessly connect indoor and outdoor living. A convenient guest cloakroom is also tucked away at the rear of the ground floor.

Upstairs, you'll find two generous double bedrooms, with the principal bedroom boasting twin windows, fitted wardrobes, and additional storage. The loft has been partially converted and is currently used as a guest space - perfectly positioned for a more comprehensive conversion should the next owners wish to maximise its potential. The bathroom is a generous space, well presented and offers a full bath and separate shower for added convenience and practicality.

The rear garden is a peaceful and practical space, primarily laid to patio with a winding path that leads to a useful shed/workshop - ideal for storage or hobbies.

**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**COVERED PORCH leading to FRONT DOOR**

**ENTRANCE HALL**

**FRONT ROOM 13'3 x 11'8 (4.04m x 3.56m)**

**LOUNGE 12'6" x 11'2" (3.66m x 3.40m)**

**KITCHEN/DINING ROOM 27'4 x 7'8 (8.33m x 2.34m)**

**GUEST WC**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 14'7 x 10'9 (4.45m x 3.28m)**

**BEDROOM TWO 11'7 x 9'9 (3.53m x 2.97m)**

**BATHROOM 10'1 x 7'8 (3.07m x 2.34m)**

**SECOND FLOOR**

**LOFT ROOM 14'6 x 14'4 (4.42m x 4.37m)**

**OUTSIDE**

**REAR GARDEN**

**SHED/WORKSHOP**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)