

Oxford Road, Horsham, West Sussex, RH13 5EH

£2,450 Per Month

Council Tax Band: E



LOCATION

Open House Horsham are delighted to bring to the market this modern, attractive property on a popular road, just a 5 minute walk from Horsham mainline station and only 10 minutes from the town centre. It is also in the catchment for excellent primary and secondary schools all within walking distance, making it an ideal property for families and commuters.

PROPERTY

At the front of the property is the large living room with two square bay windows which make the room lovely and light. As you go through to the back of the house, you pass the downstairs WC on the left and a large under stairs cupboard on the right. The modern kitchen with a range of beech base and wall units and integrated appliances, has plenty of space for a large dining table. There are two sets of French doors which lead out to the garden. The light and airy feel continues up to the first floor where there are two double bedrooms and one single/office. The large family bathroom has a modern white suite, shower over bath and lots of built-in storage. Finally, on the second floor is the luxurious master bedroom, with built-in double wardrobe and single built-in cupboard, as well as an en-suite shower room with a modern white suite, large walk-in shower and again plenty of built-in storage. This is a substantial family home, in a great location and an internal viewing is advised.

OUTSIDE

There are railings and well established shrub borders at the front and down the side of the property. The rear garden, which is accessed from the kitchen is walled and easy to maintain. There is also a patio area directly out the back of the house. The garden can also be accessed from a gate at the rear which leads to the single garage and driveway suitable for one car.



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Total area: approx. 129.4 sq. metres (1393.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error or omission, or mis-statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 87 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |