



6 Victory Road
Horsham, West Sussex, RH12 2JF
Guide Price £425,000 Freehold



COURTNEY
GREEN
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A beautifully presented, characterful Victorian family home, conveniently located just a moments walk from Horsham park, town and train station. Having been enlarged by previous owners with a loft conversion and extension, this versatile family home offers accommodation which is well suited to modern family life, whilst still retaining its period charm. An open plan sitting/dining room is the heart of the home, and leads to a shaker style kitchen/breakfast room with integrated appliances. A utility room, and cloakroom make up the ground floor. On the first floor there are two bedrooms and a bathroom, and on the second floor is the large principal bedroom.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Sitting/Dining Room

Originally two separate rooms, this generously proportioned space has been opened up but retains defined areas for seating and dining. The sitting room features a front aspect window, radiator, and a character fireplace with a cast-iron surround and stone hearth. There are built-in alcove drawers with display shelving and a cleverly designed under-stairs storage cupboard doubles as a children's den, complete with built-in drawers and steps leading to a raised play platform. The dining area includes a radiator, fitted storage, and a built-in desk.

Kitchen/Breakfast Room

The kitchen is fitted with a comprehensive range of shaker-style cabinets and drawers, complemented by solid wood worktops and an inset butler sink with mixer tap. Integrated appliances include an electric oven with four-burner gas hob and extractor hood, dishwasher, and fridge/freezer. A continuation of the worktop forms a breakfast bar, providing seating for three. French doors open directly to the rear garden, and there is space for a dining table. Further features include, under cabinet lighting, display cabinets, downlighting and a radiator. A door leads through to the utility room.

Utility Room

Fitted with eye and base-level cabinets, a stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and space for a tumble dryer. Extractor fan, loft hatch, and a door leading to the cloakroom.

Cloakroom

With a low-level WC and dual flush, heated towel radiator, obscure rear aspect window, downlighting, and extractor fan.

From the dining area, stairs rise to the **First-Floor Landing** with downlighting and doors to all rooms. A further internal landing includes a fitted airing cupboard housing a Vailant gas-fired boiler with shelving to the side, a rear aspect window overlooks the garden, and stairs rise to the second floor.

Bedroom Two

A generous double bedroom with a front aspect window, radiator, feature fireplace, and fitted alcove wardrobes with display shelving.

Bedroom Three

A large single bedroom with a front aspect window and radiator.

Bathroom

A modern suite comprising a P-shaped enclosed bath with mixer taps and shower over, low-level WC with dual flush, pedestal wash hand basin with mixer tap, heated towel radiator, vanity light with shaver point, and an obscure rear aspect window.

From the landing, stairs rise to the **second floor**.

Bedroom One

A spacious principal bedroom with dual rear aspect windows and dual front aspect Velux windows, fitted eaves storage cupboards, full-height fitted wardrobe, and downlighting.

OUTSIDE

To the front of the property, a low-level wall encloses an attractive courtyard garden with a wrought iron gate providing access. The rear garden is a private green oasis, mainly laid to lawn with a paved seating area, stepping stone path leading past established shrub borders, and a decked seating terrace at the rear with gated rear access.

Additional Information

Council Tax - D

EPC - C

Parking - On road, outside of permit zone.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5873/12/09

