

73 Swindon Road, Horsham

Guide Price **£550,000**

Henry Adams
estate agents

73 Swindon Road

Horsham

This substantial semi-detached family home, offers well-proportioned and versatile accommodation, ideally suited to modern family living. The property provides three bedrooms, a second-floor office or study, a welcoming living room, kitchen and dining room, together with a ground-floor shower room.

Positioned at the front of the property, the living room features a fireplace, creating an attractive focal point and a welcoming setting in which to relax. To the rear, the kitchen and dining room overlook the garden, providing a pleasant outlook and a practical space for everyday family life and entertaining. The ground-floor shower room adds further convenience.

Upstairs, the property offers three bedrooms and a modern bathroom with shower over bath, with an additional room on the second floor currently arranged as an office or study. This provides valuable flexibility for those working from home or requiring a dedicated space for hobbies or other interests.

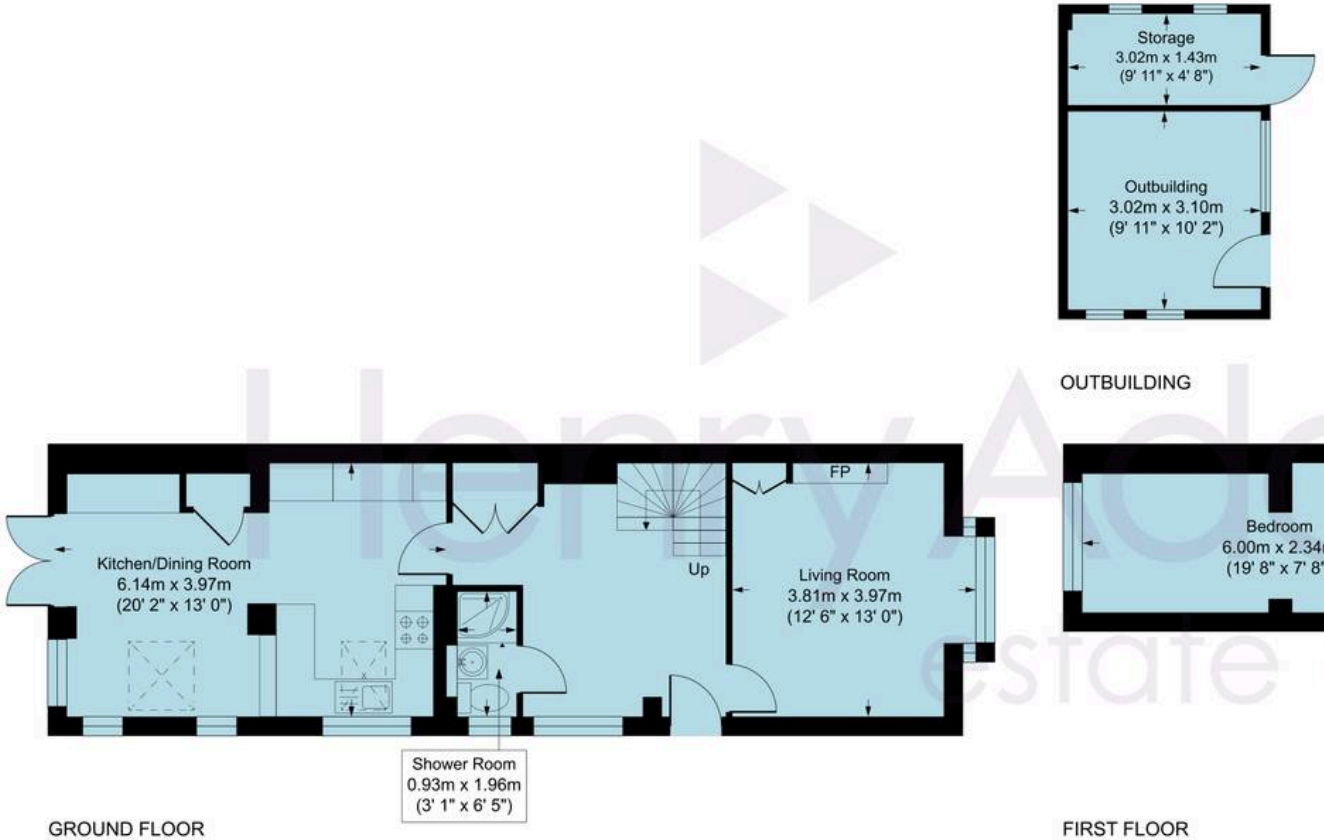
Outside, the rear garden provides a pleasant area to relax and enjoy outdoor dining, with the added benefit of a separate garden studio. Offering excellent versatility, this space could be used as a home office, games room, creative studio or simply a peaceful retreat away from the main house.

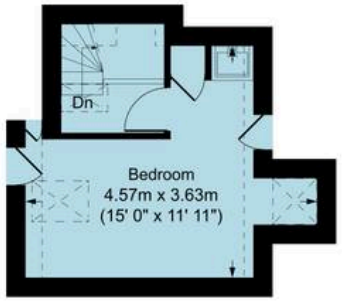


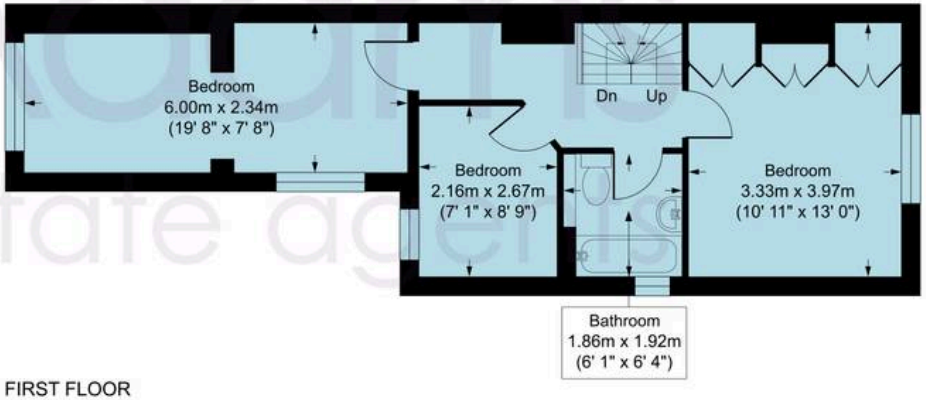












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Approximate Internal Area = 1210.94 sq ft / 112.50 sq m
Outbuilding = 150.48 sq ft / 13.98 sq m
Total = 1361.42 sq ft / 126.48 sq m

For identification only - not to scale




i have so so
SO MUCH LOVE
FOR YOU IN MY
HEART THAT
IT doesn't
fit.





The property occupies an established residential location within easy reach of Horsham town centre, which offers a comprehensive range of shops, restaurants, cafés and leisure facilities. Well-regarded local schools and everyday amenities are also accessible, while Horsham mainline railway station provides convenient connections for commuters and those travelling further afield.

Combining the character and proportions of an older family home with flexible living space, a dedicated study and a separate garden studio, this is an appealing property offering considerable versatility in a convenient Horsham location. An internal viewing is highly recommended to appreciate all that is on offer.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home 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 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









Henry Adams - Horsham

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