

Connells

New Street
Horsham

New Street
Horsham RH13 5EJ

for sale offers in excess of
£500,000







Property Description

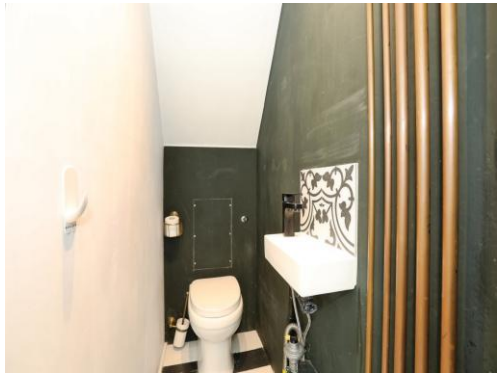
Beautifully presented two bedroom Victorian home effortlessly combining period charm with contemporary design and giving potential for a loft conversion (stnc). Internally the elegant front-aspect living room features a cast iron fireplace complemented by a large bay window with fitted shutters. The separate dining room provides an inviting setting for entertaining, with a further cast iron fireplace and attractive wood flooring. To the rear, the bespoke kitchen is fitted with contemporary units, granite worktops and integrated appliances, opening into a versatile breakfast/sitting area with bi-fold doors creating a seamless connection to the garden. A useful cloakroom completes the ground floor.

Upstairs, a dedicated study area with fitted workstation provides an ideal space for home working. The impressive principal bedroom enjoys a large bay window with fitted shutters, a feature fireplace and ample space for freestanding furniture, while the second bedroom is a generous double room. Both bedrooms are served by a beautifully appointed Victorian-inspired bathroom, featuring a freestanding cast iron roll-top bath with claw feet, a separate walk-in rainfall shower and stylish ceramic floor tiles.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 99.7 m² (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
HORSHAM RH12 1EE

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407761

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.