



**New Street,
Horsham, RH13 5EJ**

**Guide Price
£415,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

The property is conveniently positioned, within a few minutes walk of Horsham town centre, that offers a wealth of bars, restaurants, coffee shops and a twice-weekly market. The town also features both an Everyman Cinema and The Capitol Theatre, that hosts a wide range of shows, performers and comedians. The property is also positioned within a very short walk of Horsham main line station, that provides a direct service to London Victoria, in approximately 55 minutes and is also only a short walk from the picturesque Horsham Park & also The Pavillions pool and leisure centre.

ACCOMMODATION

Tenure: Freehold

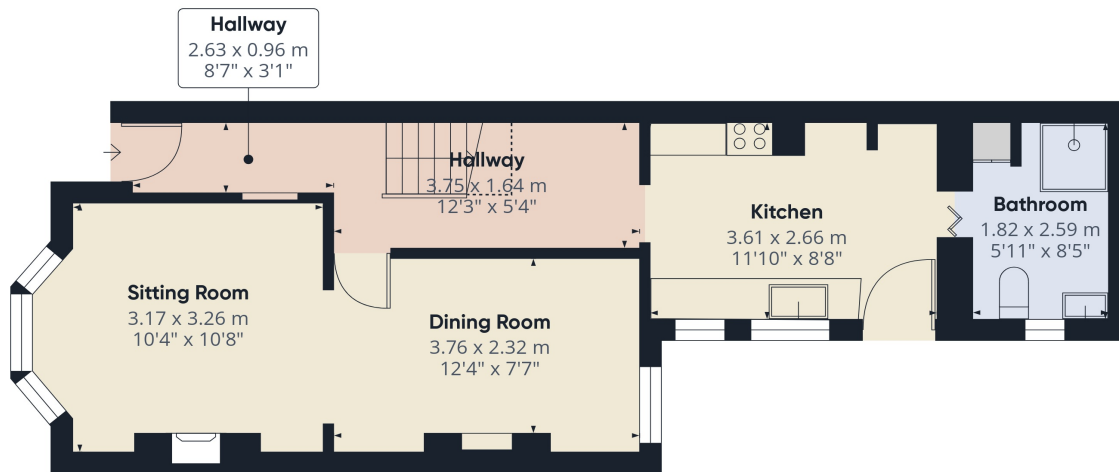
The property offers spacious accommodation, in need of updating, arranged across two floors, with the potential for a loft conversion (STPP). The ground floor features a spacious Entrance Hall, a sitting room, with a bay window and open fireplace, additional dining room, basically equipped kitchen a white shower room. The first floor offers a generous landing, with a spindled bannister rail, spacious main bedroom, with attractive cast-iron fireplace and two further bedrooms. The house also benefits from both gas central heating and double glazing.

GARDEN & PARKING

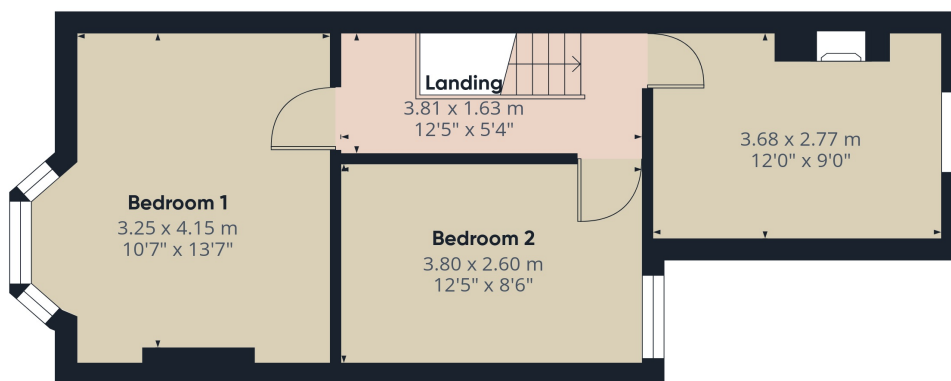
To the front of the house there is a small walled garden, with flower beds and a side pathway that provides space for bin storage and a gate to the garden. To the rear of the property there is a good-sized rear garden, of a South-Easterly aspect, that has paving, an ornamental pond, flower beds and a small timber shed, that would benefit from improvement. The garden is enclosed with an open rear aspect and to the front there are bays, reserved during specified times for permit holders (Zone D), that resident's can apply for at a cost of £35 P.A. (1st resident) & £70 P.A. for an additional resident for petrol vehicles.







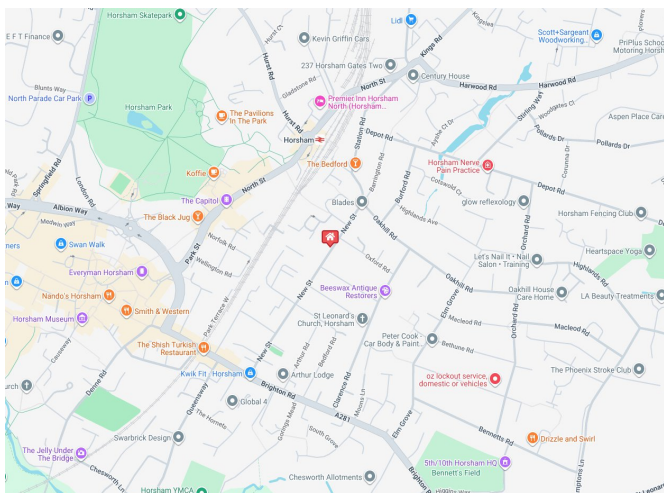
Ground Floor



Floor 1



Map Location



Total Approximate Floor Area
925 sq ft / 86 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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