



Controlled
ZONE B



Mon - Sat
9 am - 5 pm

Connells

Victory Road
HORSHAM



Property Description

This well-presented two-bedroom semi-detached home is ideally located within walking distance of both the town centre and Horsham Station, offering an excellent combination of convenience, parking and character in a sought-after west Horsham setting.

Inside, the property is warm and inviting, centred around a working open fireplace that creates a cosy focal point in the main living space. The lounge diner provides flexible accommodation for both everyday living and entertaining, with plenty of natural light and a useful understairs storage cupboard.

The kitchen offers ample storage and worktop space, with direct access to a private courtyard garden, ideal for low-maintenance outdoor living and dining.

A well-maintained downstairs bathroom provides additional storage along with space for a washing machine and tumble dryer.

Upstairs, there are two comfortable bedrooms, including a generous main bedroom with built-in wardrobes and further storage.

Outside, the private courtyard provides a peaceful, low-maintenance space and leads directly to the garage, offering valuable secure parking or additional storage.

Perfect for first-time buyers, downsizers or commuters seeking a well-located home that combines practicality, character and excellent transport links.

Planning Application Permitted for side and rear extension, ref: DC/23/2177 Horsham District Council.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

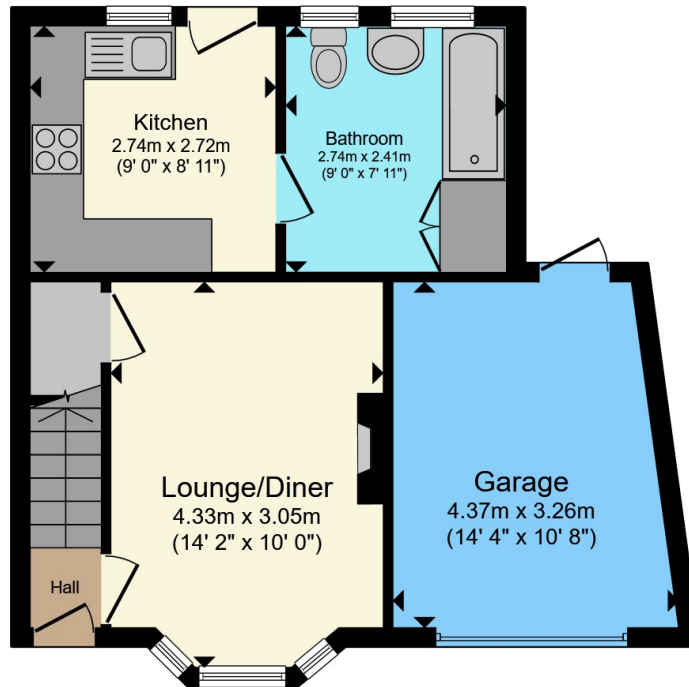
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

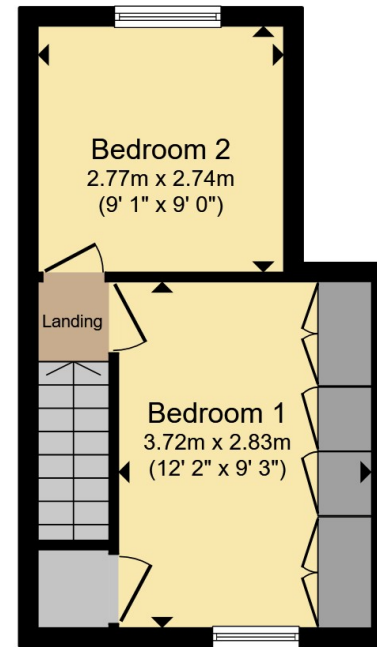








Ground Floor



First Floor

Total floor area 65.3 m² (703 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



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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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