



29 Trafalgar Road, Horsham

Guide Price **£395,000**


Henry Adams
estate agents

29 Trafalgar Road

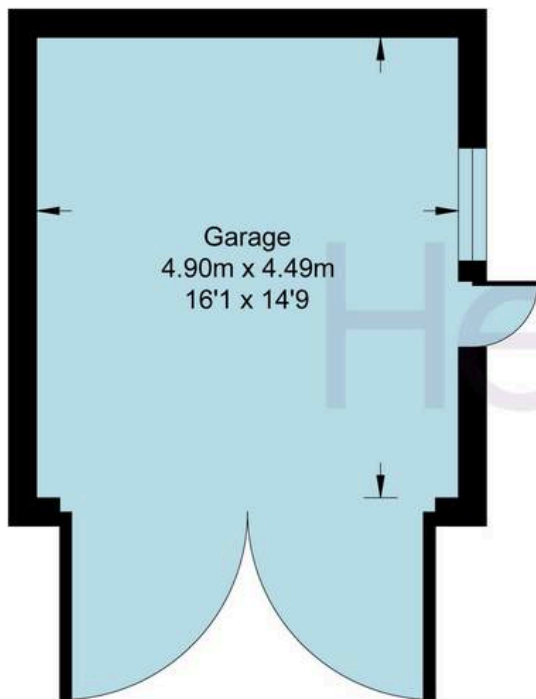
Horsham

This well-presented semi detached two/ three bedroom house offers a wonderful opportunity for families and professionals alike, combining comfortable living spaces with a highly convenient location. The property features a spacious living room with a charming feature fireplace, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The modern kitchen provides ample storage and worktop space, while the dining area enjoys views over the rear garden.

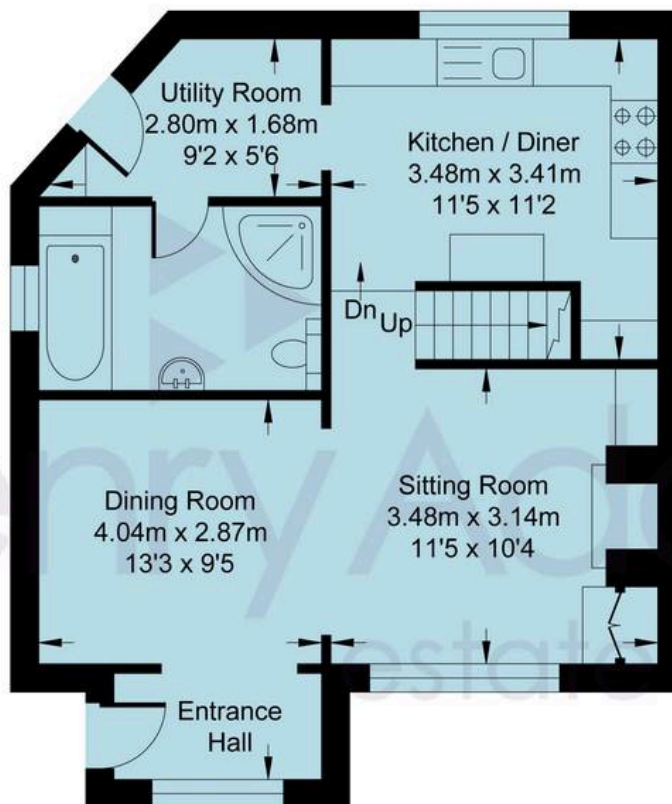
Upstairs, there are two/ three well-proportioned bedrooms and a family bathroom, ensuring plenty of space for family life or working from home. With gas central heating and double glazing throughout, the property is both energy efficient and comfortable year-round. The house is ideally positioned for easy access to Horsham town centre and local amenities, with Horsham railway station approximately 0.95 to 1.0 km away, making it an excellent choice for commuters. The property is also located near several well regarded schools, making it especially attractive to families. Another key lifestyle benefit is the proximity to Horsham Park, a substantial green space that offers a range of recreational amenities for all ages.



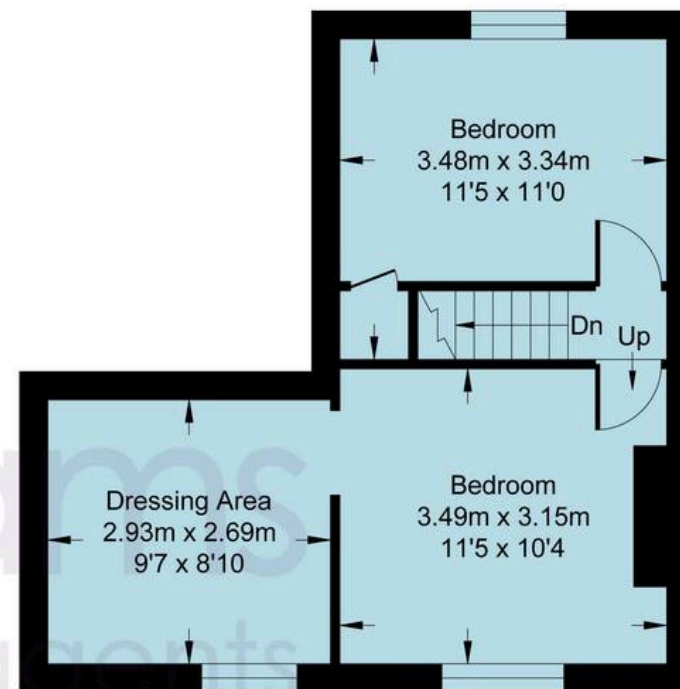




GARAGE



GROUND FLOOR



FIRST FLOOR



Trafalgar Road

Approximate Internal Area = 830.44 sq ft / 77.15 sq m

Garage = 236.80 sq ft / 22.0 sq m

Total = 1067.24 sq ft / 99.15 sq m

For identification only - not to scale



The outside space is equally appealing, with a private driveway at the front of the property providing off-road parking for several cars. To the rear, there is a detached garage offering additional parking or valuable storage space, as well as a secure area for bicycles or garden equipment. The garden offers a safe and private environment for children to play or for adults to unwind after a busy day. The combination of generous outside space, practical parking solutions, and the convenience of nearby parks and amenities makes this property stand out as an excellent family home. Early viewing is highly recommended to fully appreciate all that this desirable Horsham property has to 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. 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.