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Sales.







Station Road,
Horsham, RH13 5EU

Offers Over
£500,000

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land and new homes.

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Horsham, RH13 5EU

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LOCATION

This family home is just a short walk from Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham featuring local produce, or head to East Street, or 'Eat Street' as it is known locally, which has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. There is ample choice when it comes to activities, and in particular The Pavilions In The Park offers a comprehensive leisure centre with its gym and swimming pools set in Horsham Park. Enjoy a variety of entertainment at The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside just a few minutes walk despite its central location. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a 'stones throw' away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the A24 and M23 leading to the M25.

PROEPRTY

Tenure: Freehold

This beautifully presented home is ideally positioned in a highly sought-after central Horsham location. To the front, the elegant bay-fronted sitting room features high ceilings and a log burner, creating a warm and inviting space to relax and unwind.

Beyond this is a stunning open-plan kitchen/dining/living space. The kitchen is well-appointed with an extensive range of floor and wall-mounted units, integrated appliances, and generous worktop space. A spacious seating area enhances the versatility of this impressive room, making it ideal for both everyday living and entertaining. A large window floods the space with natural light, while a door opens directly onto the large east facing garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a sleek, modern family bathroom with a shower over the bath. On the first floor there are three well-appointed bedrooms. The second floor is dedicated to the impressive principal bedroom, featuring large built-in wardrobes, dual-aspect windows that fill the room with natural light, and a contemporary en-suite shower room.

OUTSIDE

The property is set back from the road with driveway parking providing space for 2/3 cars. Gated side access leads into the rear garden, which features a generous patio area, perfect for barbecues in the summer months, opening onto an expanse of lawn, ideal for children to play or for a keen gardener to enjoy. At the bottom of the garden is further space suitable for storage sheds or a seating area.















Buses

5 minute walk

Shops

Lidl
2 minute walk

Trains

Horsham
4 minute walk

Airport

Gatwick
11.5 miles

Roads

M23
5.9 miles

Sport & Leisures

Pavilions in the Park
6 minute walk

Rental Income

£tbc pcm

Schools

Kingslea Primary
The Forest School
Millais

Fibre Broadband

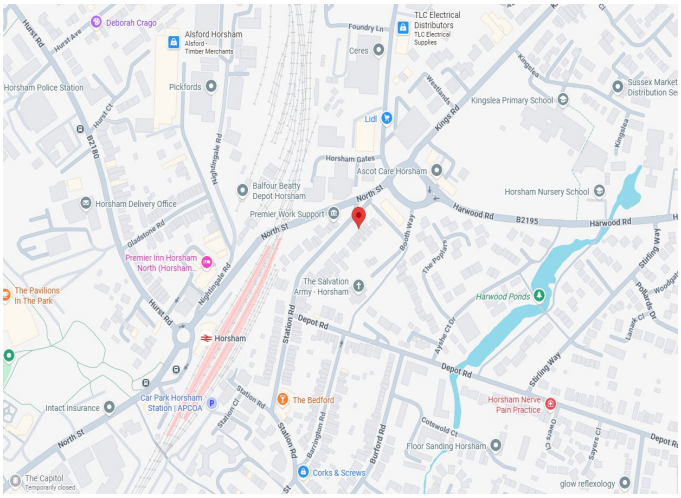
Up to 5000 Mbps

Council Tax

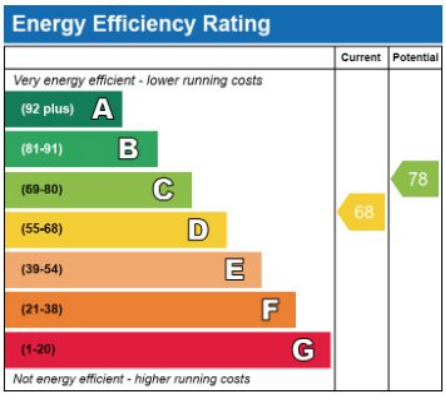
Band D



Map Location



EPC Rating



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.