



Hurst Road, Horsham, West Sussex, RH12 2ER



woodlands



A beautiful Victorian home where period elegance meets contemporary family living, this impressive property on Hurst Road offers generous accommodation, exceptional character and a superb location close to the very best of central Horsham and just moments from Horsham's mainline station.

Behind an attractive wrought iron gate, the property immediately makes an impression, with its handsome proportions, classic Victorian detailing and welcoming approach. A pathway leads to the front door, where the sense of quality and attention to detail continues throughout.

Inside, the entrance hall provides access to a wonderful lounge and dining space, rich in period charm with a feature fireplace, attractive bay window and beautifully preserved plaster corning. To the rear, the house has been substantially extended to create an impressive open-plan kitchen, dining and family room. With part-vaulted ceilings with velux windows offering excellent natural light, this is a fantastic space for everyday family life as well as entertaining, while bi-fold doors create a seamless connection with the garden and make summer dining and evening gatherings particularly appealing. A useful side lobby and stylish contemporary shower room complete the ground floor.

Upstairs, the character continues, with a traditional staircase featuring painted bannisters and carpeted stair runners leading to the first floor. Here you will find three double bedrooms, together with a well-appointed family bathroom and a particularly useful adjoining store room. The latter also offers exciting potential to enlarge the bathroom further, should the new owner wish to do so. The principal bedroom is a particularly attractive room, featuring a bay window, an additional front-facing window and a beautiful decorative cast-iron fireplace which provides a wonderful focal point.

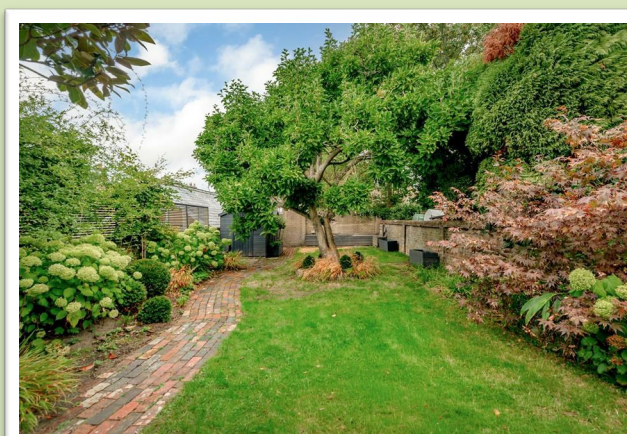
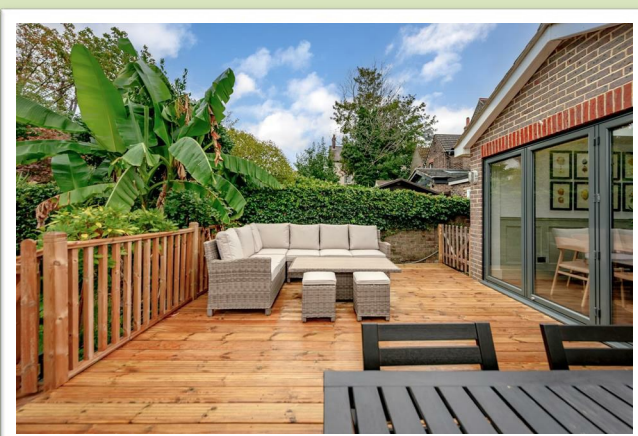
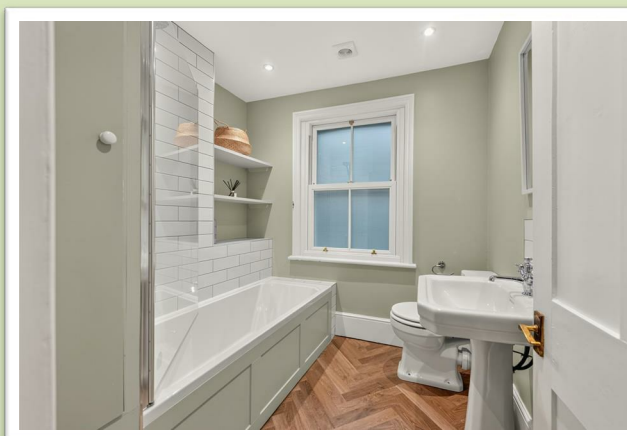
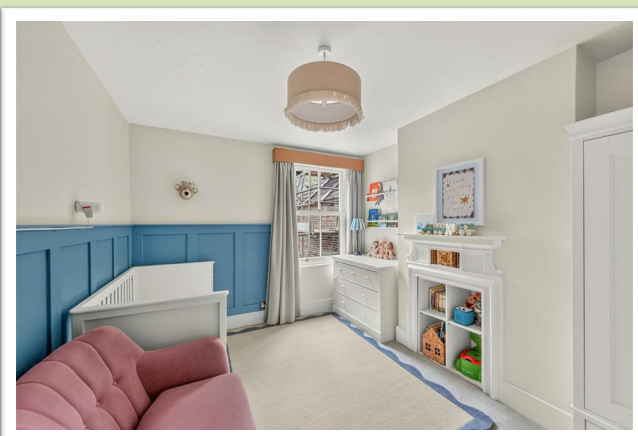
A further staircase continues to the top floor, where two additional double bedrooms provide excellent flexibility for family, guests, home working or hobbies.

Outside, the rear garden is a real highlight. Enclosed by attractive Victorian-style walls, it has been thoughtfully landscaped to provide a combination of newly installed decking, lawn and winding pathways, with established flowerbeds adding colour and interest. Side access is also a particularly useful feature. For those needing to park, there is on-street parking available, with residents' permits available from Horsham District Council.

The location is equally impressive. Hurst Road provides excellent access to Horsham's mainline railway station and the historic town centre, making it an ideal choice for commuters and those wanting to enjoy everything Horsham has to offer without relying on the car. The town centre provides an excellent mix of familiar high-street names, independent retailers, cafés, pubs and restaurants, while the Carfax comes alive each Saturday with its popular market and, on occasions, live music around the historic bandstand. Across the road, Horsham Park provides a wonderful open space for recreation, with The Pavilions Gym also close at hand, while The Capitol theatre and cinema on North Street are just a pleasant stroll away.

Combining substantial and beautifully presented accommodation with impressive period features, a superb contemporary extension and one of Horsham's most convenient town-centre locations, this is a truly special Victorian home. An internal viewing is highly recommended to fully appreciate the space, character and quality this exceptional property has to offer.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

ENTRANCE HALL

LIVING ROOM 38'5" x 11'8" (11.71m x 3.56m)

KITCHEN/DINING ROOM 37'11" x 10'4" (11.56m x 3.15m)

INNER HALL

SHOWER ROOM 9'10" x 3'10" (3.00m x 1.17m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'9" x 15'6" (4.80m x 4.72m)

BEDROOM FOUR 12'10" x 9'11" (3.91m x 3.02m)

BEDROOM FIVE 10'6" x 8'3" (3.20m x 2.51m)

FAMILY BATHROOM 7'9" x 7'3" (2.36m x 2.21m)

SECOND FLOOR

LANDING

BEDROOM TWO 15'9" x 12'5" (4.80m x 3.78m)

BEDROOM THREE 13'0" x 9'10" (3.96m x 3.00m)

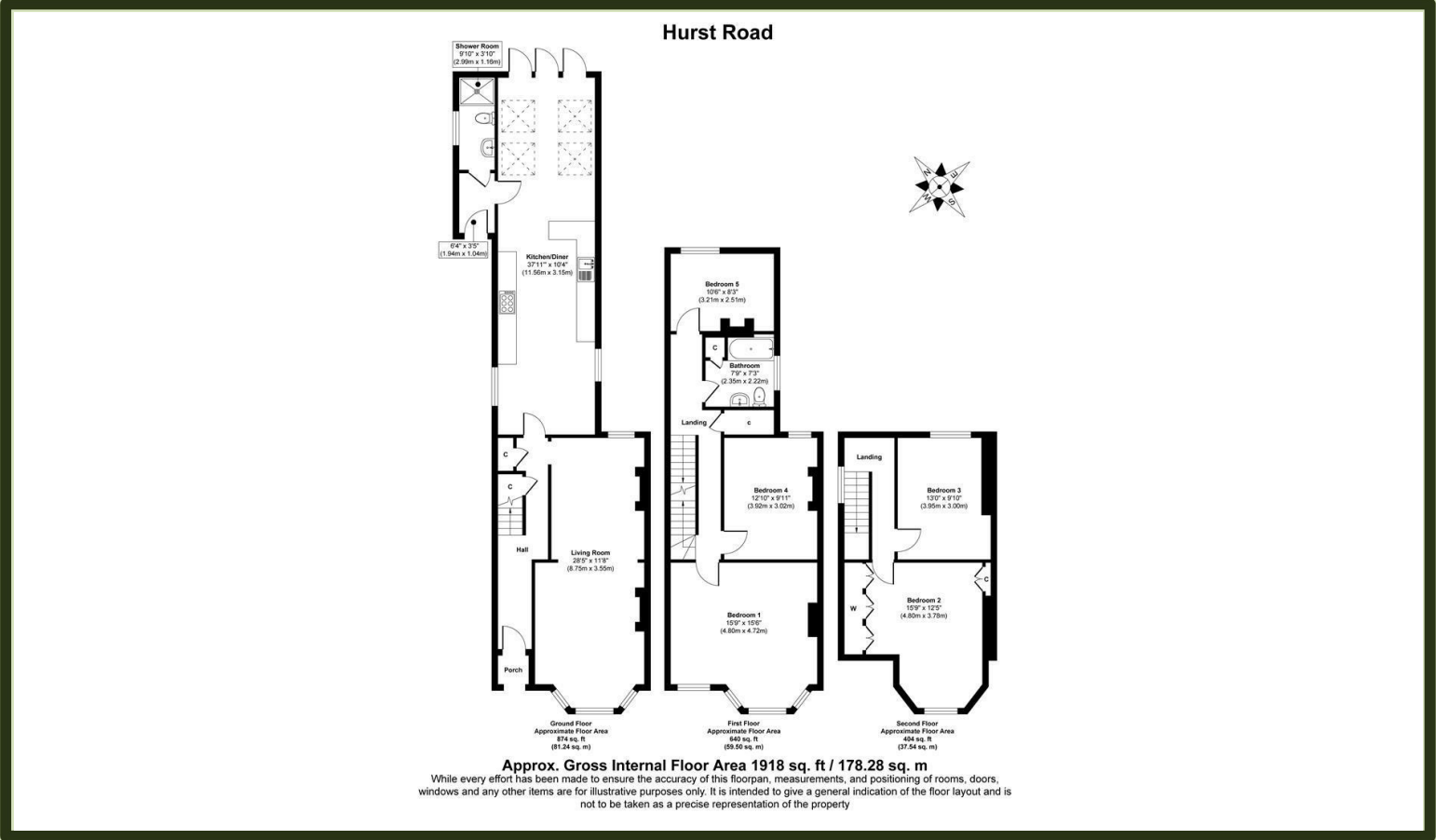
OUTSIDE

FRONT GARDEN

REAR GARDEN



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LOCATION: Hurst Road is just a short walk from the centre of the historic market town of Horsham - a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There is also East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. There are some good secondary schools in the area and you are within walking distance to the former Collyer's grammar school, now a large sixth-form college. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham town centre proceed along North Street, passing The Capitol on your right and head towards the railway Station. At the roundabout, turn left into Hurst Road.

COUNCIL TAX: Band E.

EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

