Brock Taylor.

Sales.







Gladstone Road,
Horsham, RH12 2NN

Offers in Excess of
£325,000

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Residential sales, lettings,
land and new homes.

Gladstone Road,
Horsham, RH12 2NN

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LOCATION
A character home set in an ultra-convenient location within a stone's throw of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is located towards the end of a small road, ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, including a John Lewis and large Waitrose, together with the picturesque Horsham Park and Pavilions leisure centre and pool just a few seconds walk from the property. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY
Tenure: Freehold
The front door of the property open into the Lounge. The Lounge is a generous size with a bay window flooding the space with natural light. Through a small Hall that houses the staircase you will find the large Dining Area that is an ample size for Dining Room furniture and leads off into the Kitchen which features a mix of floor and wall mounted units as well as some built in appliances such as a separate fridge and freezer. To the very rear of the property you will find the Bathroom which is complete with a walk in shower cubicle offering plenty of space. Moving upstairs, the Landing allows entry into both Bedroom one, again a generous size with built in wardrobes, and Bedroom two which is also a large double bedroom. The property is the perfect project for investment or first time buyers to take on and turn this blank canvas into their dream home and offers an abundance of potential.

OUTSIDE
The front of the property has an area of hard standing which leads up to the front door and the side gate opening to a side passage to gain access to the rear garden. The rear garden is a surprisingly generous size for the property's proximity to the town and station. This West facing outdoor space provides a patio area creating the perfect space for garden furniture and barbeques in the warmer months. This area then leads onto the rest of the garden which is laid to lawn with attractive plant beds on each side framing the space beautifully. A garden shed can also be found to the rear of the property.















Buses

4 minute walk

Shops

Lidl
10 minute walk

Trains

Horsham – 4 minute walk
Littlehaven – 1.3 miles

Airport

Gatwick
11.9 miles

Roads

M23
6.3 miles

Sport & Leisures

Pavilions in the Park
3 minute walk

Rental Income

£tbc pcm

Schools

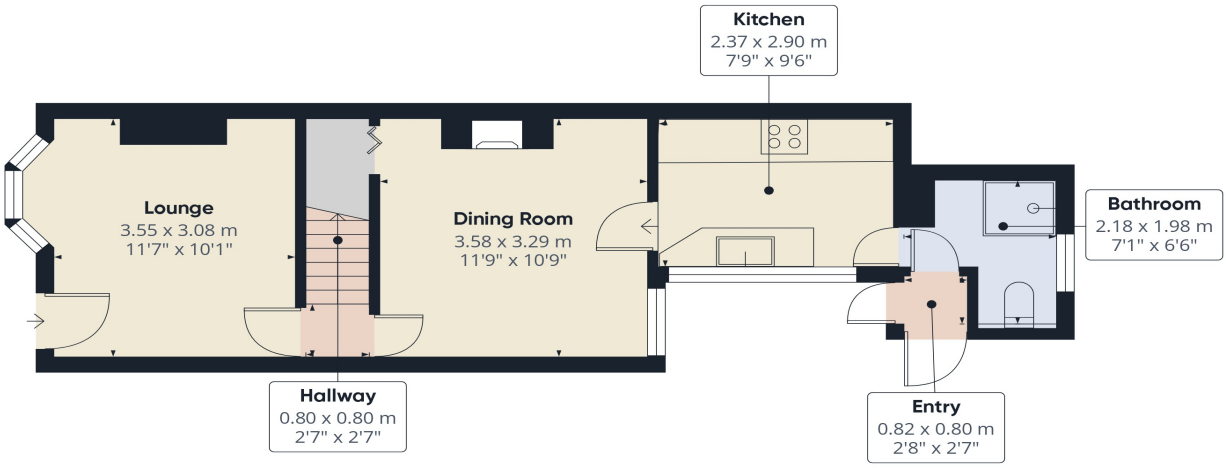
Kingslea Primary
The Forest School
Millais

Fibre Broadband

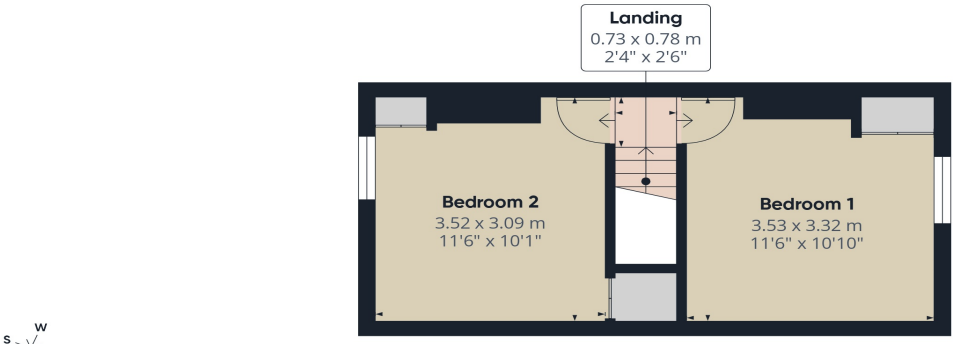
Up to 1600 Mbps

Council Tax

Band C

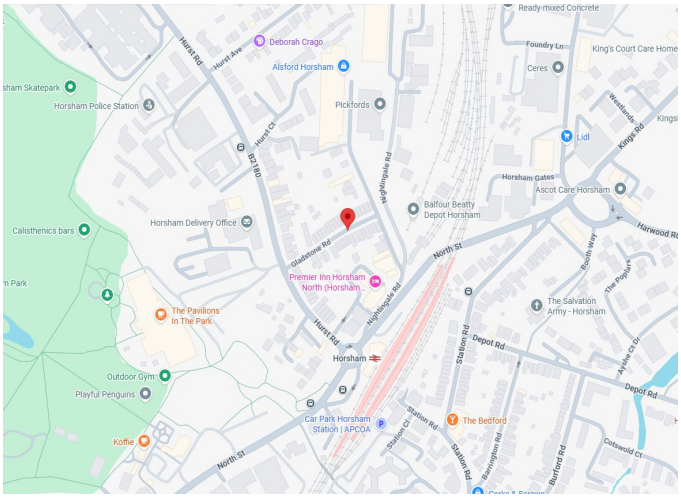


Ground Floor



Floor 1

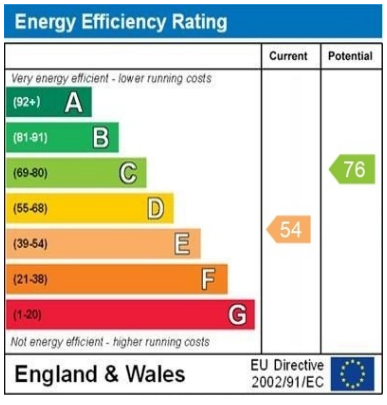
Map Location



Total Approximate Floor Area

642 sq ft / 59.6 sq ft

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.