



28 Hamilton Road  
Horsham, West Sussex, RH12 2JJ  
Guide Price £425,000 Freehold



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GREEN

Estate Agent • Letting Agent • Managing Agent

# 28 Hamilton Road, Horsham, West Sussex, RH12 2JJ

A three bedroom end of terrace home situated in a popular cul-de-sac location, just a short walk from Horsham Park, mainline train station and town centre. Presented in good order and with scope to improve and extend (S.T.P.P), as neighbouring properties have. The accommodation comprises an entrance hall, a sitting room, a dining room, and a fitted kitchen on the ground floor. On the first floor there are two double bedrooms, a large single bedroom and a modern shower suite. The property is double glazed throughout and a gas fired central heating system provides heating and hot water. Outside to the front is a neatly kept garden and there is a driveway which provides off road parking and access to the garage. To the rear is a secluded and low maintenance garden, and there is a single garage with power, lighting and electric door. Victory Road Recreation ground is a short walking distance, where there is a wonderful children's play area, footpaths perfect for dog walking, a sports pitch and a garden seating area. A timber gate gives access to the driveway. No chain.

**Location:** The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

## Entrance Hall

A practical entrance area with radiator, fuse board, stairs rising to the first floor landing, and an under-stairs storage cupboard housing the gas meter. Doors provide access to both the sitting room and kitchen.

## Sitting Room

A well-proportioned reception room with a large front aspect window, electric fire with decorative surround, display shelving, and an alcove storage cupboard. A door leads through to the dining room.

## Dining Room

A generously sized dining space with a rear aspect window, radiator, and door through to the kitchen.

## Kitchen

Fitted with a range of eye and base level units with complementary worktops, incorporating a stainless steel one-and-a-half bowl Franke sink and drainer with mixer tap and separate filter tap. Integrated eye-level double electric oven, electric four-ring hob, plumbing for washing machine, and pantry cupboard. Dual aspect with side and rear windows, radiator, tiled flooring, and door leading to the rear garden.

From the entrance hall, stairs rise to the **First Floor Landing**, which features a large airing cupboard housing the hot water tank with shelving above.

## Bedroom One

A large double bedroom with front aspect window and radiator.

## Bedroom Two

A further generous double bedroom with rear aspect window, radiator, and fitted storage cupboard.

## Bedroom Three

A large single bedroom with front aspect window, radiator, and fitted storage cupboard over the stairs.

## Bathroom

Recently fitted luxury shower room comprising an oversized walk-in, low-threshold shower with glass screen and electric shower, vanity wash hand basin with mixer tap and storage beneath, and low-level WC with dual flush. Floor to ceiling wall tiling, tiled flooring, downlighting, extractor fan, shaver point, heated towel rail, and rear aspect window.

## Outside

Outside to the front is a neatly kept garden bordered by a dwarf wall with established planted borders, and there is a driveway which provides off road parking and access to the garage. To the rear is a secluded and low maintenance garden which is mainly paved, with mature planting including a lovely climbing Wisteria. Victory Road Recreation ground is a short walking distance, where there is a wonderful children's play area, footpaths perfect for dog walking, a sports pitch and a garden seating area. A timber gate gives access to the driveway, and there is a single garage with power, lighting and electric door.

## Council Tax Band - C

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

