



Clarence Road,
Horsham RH13 5SL



This two double bedroom period property is set within an enviable location, 0.5 miles distant from the town centre. 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. 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 is a short stroll away (0.3 miles), and 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. The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, Forest and Millais Secondary Schools.

This two double bedroom character home is entered via a private front door in to a small entrance hall with stairs rising to the property. The hallway leads to all first floor rooms with the lounge being located to the front of the property and benefiting a bay window. The kitchen provides work top surfaces, some appliances and space for further and over looks the rear of the property. Bedroom two is located to the back of the property and is a double bedroom. The master bedroom is located to the second floor with eaves storage. The property is completed by separate bathroom and shower room. The property benefits from gas central heating and is offered unfurnished.

Off street parking is available to the front.



Total Approximate Floor Area
776 sq ft / 72 sq m

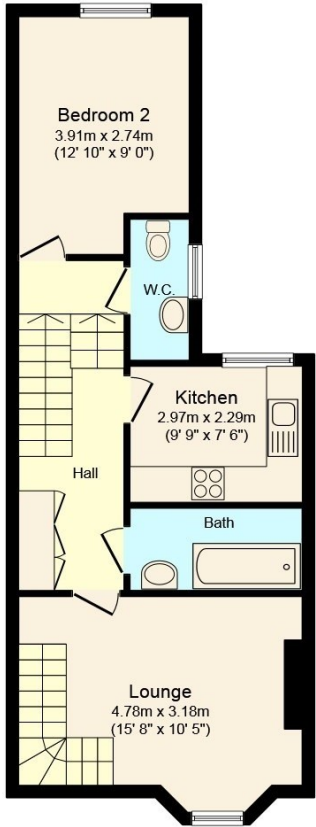
Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk

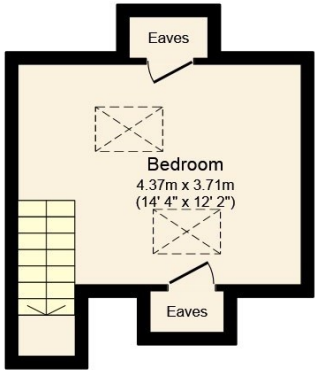


AWARD
WINNER

2019-2020

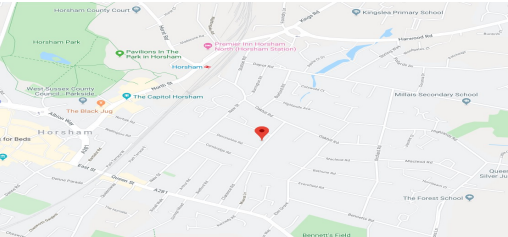


First Floor

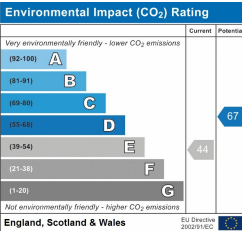
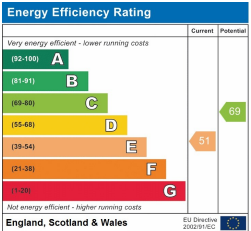


Second Floor

Map Location



EPC Rating



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 not 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.

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Buses
3 mins walk

Shops
One Stop
0.3 miles

Trains
Horsham
0.3 miles

Sport & Leisure
Pavilions in the Park
0.5 miles

Airport
Gatwick
14 miles

Schools
Kingslea Primary
Millais & Forest

Broadband
Up to 67 Mbps

Roads
M23
6.4 miles

Council Tax
Band B