



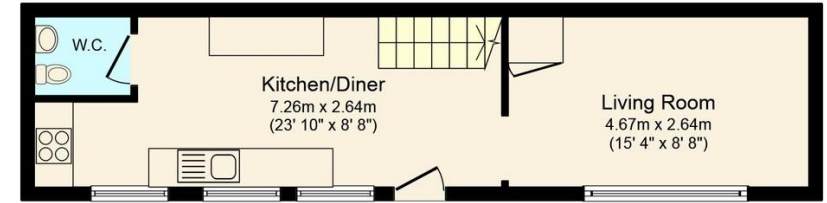
# Springfield Road, Horsham RH12 2PD



**LOCATION** This charming property is located a central Horsham location, a short walk away from both Horsham Town Centre and Main Line Train Station, with easy links to London and the fantastic Horsham Park.

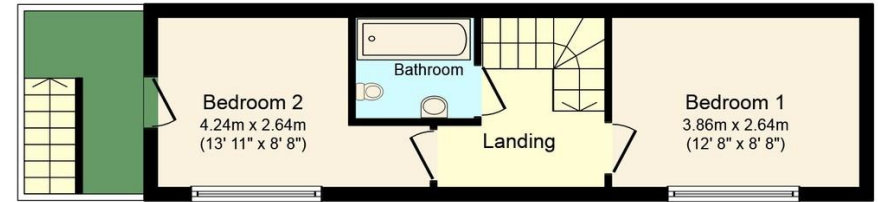
**THE PROPERTY** A well situated mews house is set over two floors and comprises; open plan kitchen/ dining room with appliances to include fridge, dishwasher, washing machine and cooker, and WC. There is then a separate lounge with storage cupboard. To the upstairs are two double bedrooms, the second bedroom with doors leading onto an attractive balcony with decking area. Completing the property is the stylish bathroom with shower over bath.

**OUTSIDE** The property is accessed via a shared courtyard. There is also a parking bay allocated to the front of property. The property can also be accessed via the balcony to the second bedroom.



## Ground Floor

Floor area 31.8 sq. m. (342 sq. ft.) approx

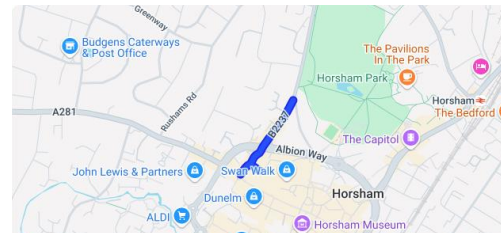


## First Floor

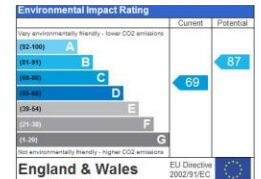
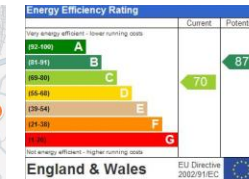
Floor area 28.8 sq. m. (310 sq. ft.) approx

Total floor area 60.6 sq. m. (652 sq. ft.) approx  
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### 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**  
1mins walk



**Shops**  
Town Centre  
3 min walk



**Trains**  
Horsham – 0.7 miles



**Sport & Leisure**  
Pavilions in the Park  
0.8 miles



**Airport**  
Gatwick  
15.5 miles



**Schools**  
N/A



**Broadband**  
Up to 76 Mbps



**Roads**  
M23



**Council Tax**  
Band C

**Total Approximate Floor Area**  
**28.8 sqm / 310 sq.ft**

**Viewing arrangements by  
appointment through :**

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