



# London Road, Horsham RH12 1AN

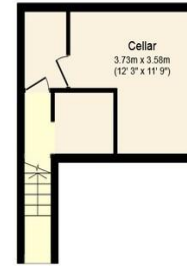
1 4 2

**LOCATION** The property can be found in an extremely central location in a street well known for its restaurants but just a matter of about 100 metres from the town centre with its expansive range of restaurants and shops. Horsham Park is also very close by with The Pavilions (Horsham's leisure centre) on the other side of the park nearby the Mainline Station with services to London in 55 minutes.

**THE PROPERTY** This well-situated property set over four floors used to be an office and has been refurbished to a well-presented town house but keeps with its original features. The open plan living/ kitchen/diner is based on the ground floor along with the modern kitchen featuring built in appliances, and a double door leading to the patio garden. Also on this floor is a downstairs toilet and stairs to the basement allowing storage.

To the the first floor are two double bedrooms, the master benefiting from an ensuite. To the top floor there are two further bedrooms, one which is a double and the other a single, and a shower room. The property benefits from gas central heating and is offered on an unfurnished basis.

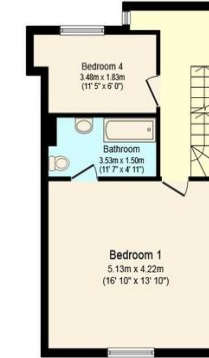
**OUTSIDE** To the rear of the property is a small patio area. There is an allocated parking space for one car to the rear of the property. Permit parking is available to the front of the property.



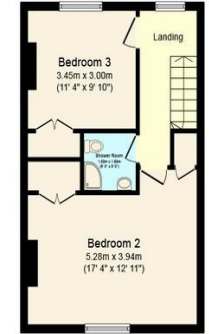
**Cellar**  
Floor area 20.0 sq. m. (215 sq. ft.) approx



**Ground Floor**  
Floor area 42.0 sq. m. (452 sq. ft.) approx



**First Floor**  
Floor area 42.0 sq. m. (452 sq. ft.) approx



**Second Floor**  
Floor area 39.0 sq. m. (420 sq. ft.) approx

Total floor area 143.0 sq. m. (1,539 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	86   B
55-68	D		
39-54	E		

**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.

**Residential sales, lettings,  
land and new homes.**

**01403 272002**  
**brocktaylor.co.uk**

2-4 East Street, Horsham, West Sussex, RH12 1HL



**Buses**  
3 mins walk



**Shops**  
5 mins walk



**Trains**  
Horsham –  
0.6 miles



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



**Airport**  
Gatwick  
12.5 miles



**Schools**  
Trafalgar Infants  
Tanbridge House



**Broadband**  
Up to 67 Mbps



**Roads**  
M23  
7.3 miles



**Council Tax**  
Band E

Total Approximate Floor Area

**1,539 sq ft / 143 sq m**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk

