



**London Road
Horsham, RH12 1AN**

**Offers Over
£450,000**

**01403 272022
brocktaylor.co.uk**

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



PROPERTY LOCATION

London Road is an ultra convenient setting, a stone's throw away from Horsham's thriving town centre, with an excellent range of major retailers including John Lewis and a wide selection of independent shops too. The town also hosts twice weekly local markets in the Carfax offering a selection of local produce. For entertainment there is also a wide choice of bars, coffee shops and restaurants, an Everyman Cinema and The Capitol Theatre, that hosts a wide range of shows, musicians and comedians. The picturesque Horsham Park is also within close proximity of the property, that also houses the Pavilions In The Park leisure centre with a gym, swimming pool and regular classes. For commuters, Horsham Station is a short stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes), with easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

This impressive property has accommodation arranged across four floors, with a generous Hall, which has stairs rising to the First Floor and doors opening to the Kitchen and a separate 17'4 x 12'4 Living Room. The Kitchen, along with the rest of the accommodation, has been recently

refurbished, and now boasts a contemporary range of floor and wall mounted units, with space for a selection of appliances and a large peninsular breakfast bar. The Kitchen Diner measures 22'11 x 12'10, has space for a large dining table, which makes it ideal for entertaining and has an opening that overlooks the Living Room. In addition, there is a separate Utility Room and separate WC, with access to a 16'7 x 10'11 Cellar, that could be adapted to create a Hobby, Cinema Room, or simply excellent storage. The first floor features two large double bedrooms and a refitted family bathroom, that is currently fitted with a large double shower cubicle, but could be fitted with a bath if required. The Top Floor offers a 16'5 x 14'2 Double Bedroom with ample space for wardrobes and an En Suite Bathroom

OUTSIDE

To the rear of the property is an enclosed low maintenance South West facing Courtyard Garden, with space for a barbecue in the summer months. From here you have gated access out to an area of private parking, where you will find the property's own parking space which is accessed via Springfield Road. In addition to this, permits can be obtained to park along London Road to the front of the property.





Buses

2 minute walk



Shops

Swan Walk
5 minute walk



Trains

Horsham – 0.5 miles
Littlehaven – 1.7 miles



Airport

Gatwick
11.9 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.5 miles



Rental Income

£tbc pcm



Schools

St Mary's Primary
Trafalgar Infant
Tanbridge House



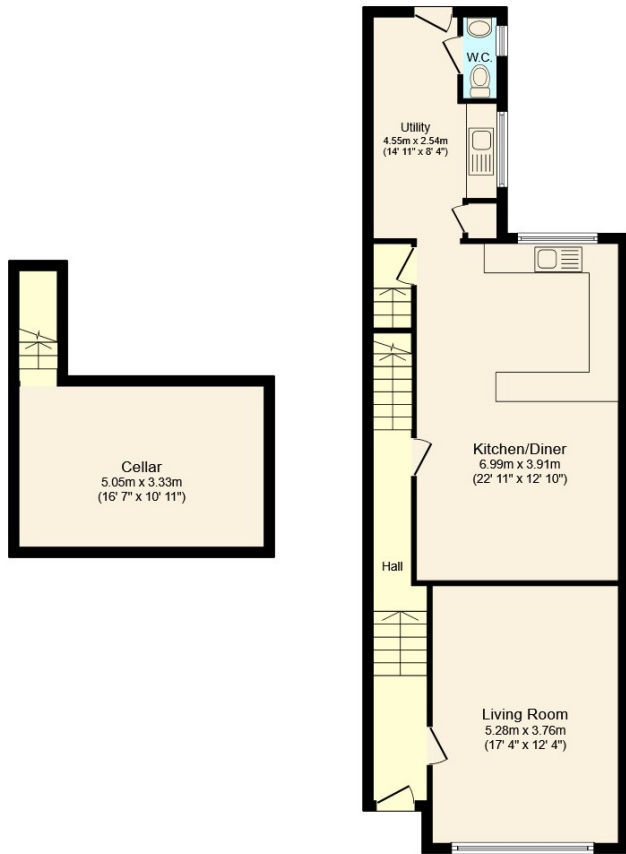
Broadband

Up to 1600 Mbps



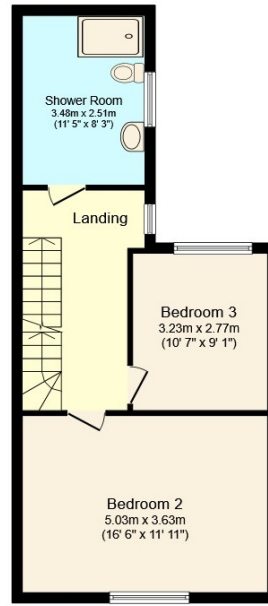
Council Tax

Band E

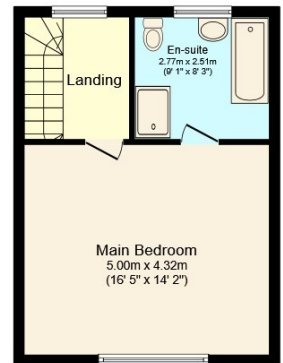


Basement

Ground Floor

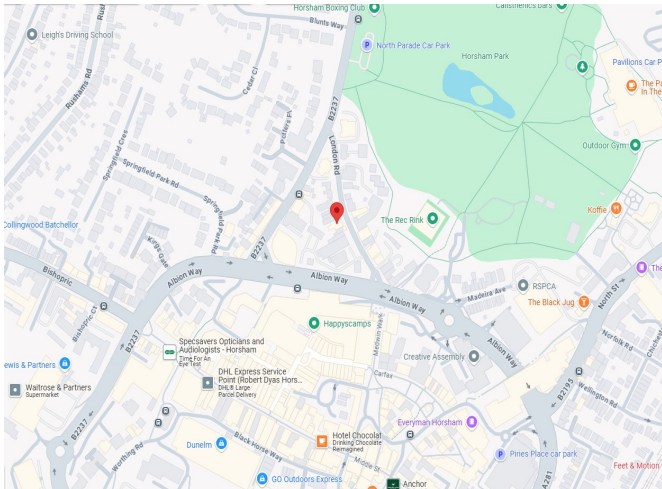


First Floor



Second Floor

Map Location



Total Approximate Floor Area

1,864 sq ft / 173 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

