



**Springfield Road,
Horsham, RH12 2PD**

**Guide Price
£350,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Springfield Road, Horsham, RH12 2PD



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LOCATION

Springfield Road embodies the true meaning of a central location. A stone's throw away is Horsham town centre, 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a five minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

The front door opens into a large Hall, which offers plenty of space to remove your shoes before stepping into either the Living Room or Kitchen Diner. The Kitchen has been newly fitted with a stylish range of floor and wall mounted units, with a selection of appliances and space for more if required. The bright space boasts maximum measurements of 15'6 x 13'1 and offers plenty of space for a table. The Living Room is also a great size, measuring 17'1 x 13'2, with plenty of space to entertain and a door that opens to the stairs that take you to the First Floor. Completing the Ground Floor accommodation is a convenient WC. To the First Floor you will find two fantastic Double Bedrooms and a luxurious, 9'3 x 6'6 Bathroom with a separate bath and shower cubicle.

OUTSIDE

This one of a kind property comes with its own parking space which is accessed via Springfield Road. In addition to this, permits can be purchased for parking along the road to the front of the property.





Buses

1 minute walk



Shops

Swann Walk
6 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.7 miles



Airport

Gatwick
11.8 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.5 miles



Rental Income

£1,350 pcm
Rental Yield – 4.5%



Schools

St Mary's Primary
Trafalgar Infant
Tanbridge House



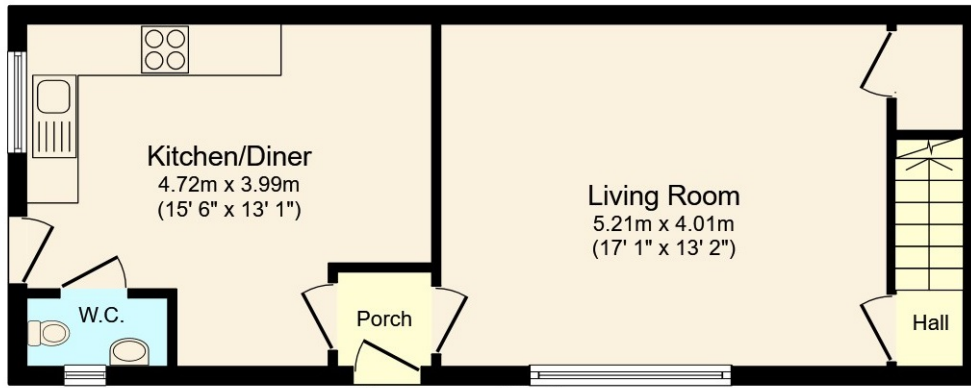
Broadband

Up to 145 Mbps

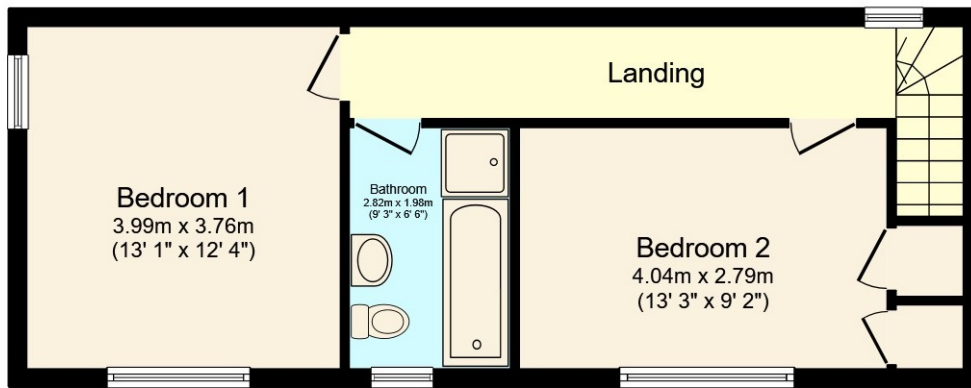


Council Tax

Band tbc

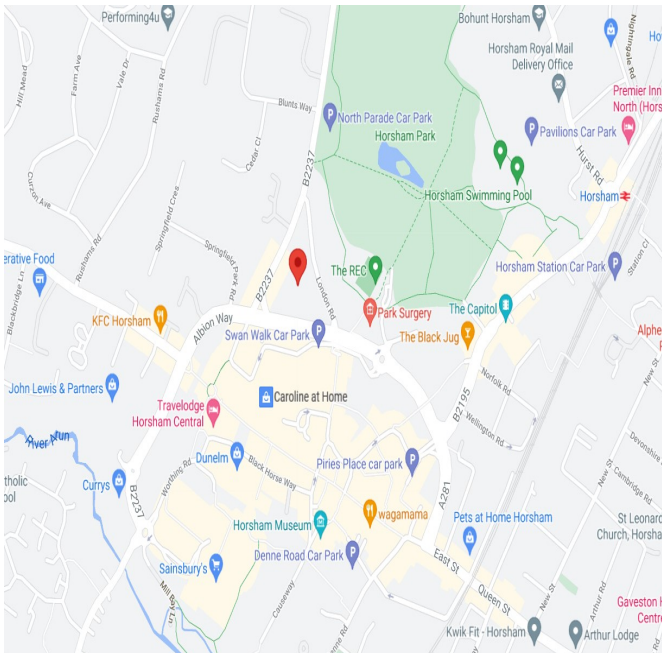


Ground Floor



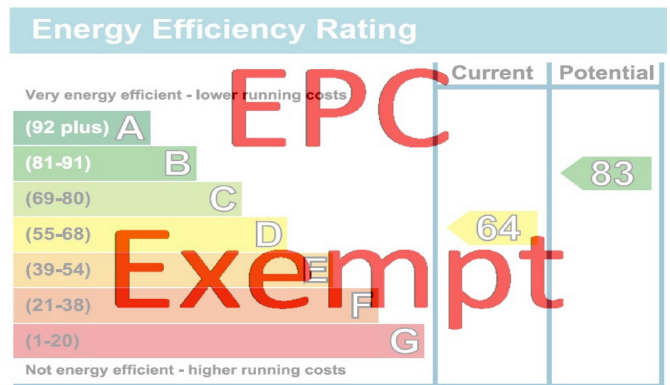
First Floor

Map Location



Total Approximate Floor Area
940 sq ft / 87 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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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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