



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

**Asking Price Of  
£350,000**

**01403 272022  
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**Residential sales, lettings,  
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## Springfield Road, Horsham, RH12 2PD



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### LOCATION

This unique freehold property is set in an ultra-convenient location, within a few minutes walk of Horsham's thriving town centre, with its extensive shopping facilities, including John Lewis & Oliver Bonas. The town also hosts twice-weekly markets and has an extensive range of bars, pubs, restaurants and coffee shops dotted in and around the town centre. In addition, Pires Place boasts an Everyman Cinema, with The Capitol Theatre, that is also a cinema, set just a short walk away, hosting a wide range of shows and comedians. The picturesque Horsham Park is an ideal spot for an afternoon stroll, or for the more athletic to kick a football or play tennis in one of the public courts. Horsham's main line station is also only a short walk away, with its direct service to London Victoria, in around 55 minutes.

### PROPERTY

The house offers spacious accommodation, accessed via its own front door, from a rear courtyard, that opens into an entrance hall, with doors to a spacious living room and a modern fitted kitchen/diner, that has been recently updated with a contemporary range of floor and wall mounted units, with appliances and a separate downstairs cloakroom. The first floor features two spacious double bedrooms, with a

large modern white bathroom suite, with a separate shower cubicle. In addition the property also benefits from both gas central heating and double glazing.

### OUTSIDE

The property is approached via a rear service road, with vehicular access from Springfield Road. The house has its own allocated parking space with parking for one vehicle. In addition there is a small enclosed area that is set to the side and rear of the house, with additional permit parking available, via Horsham Council.





**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**

£tbc



**Schools**

St Mary's Primary  
Trafalgar Infant  
Tanbridge House



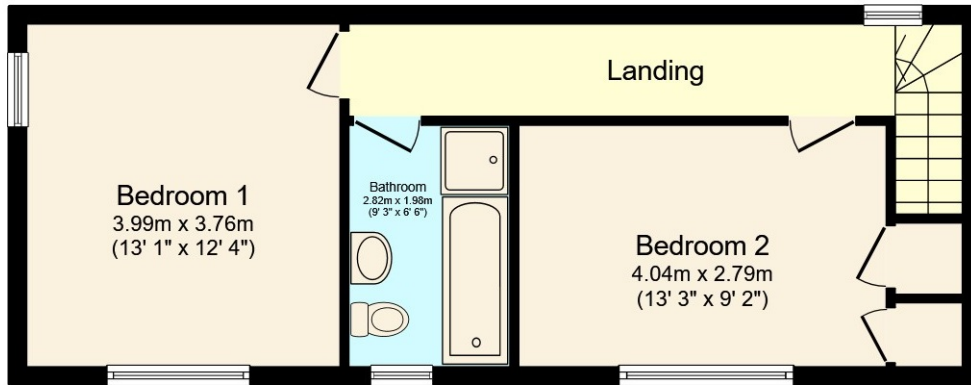
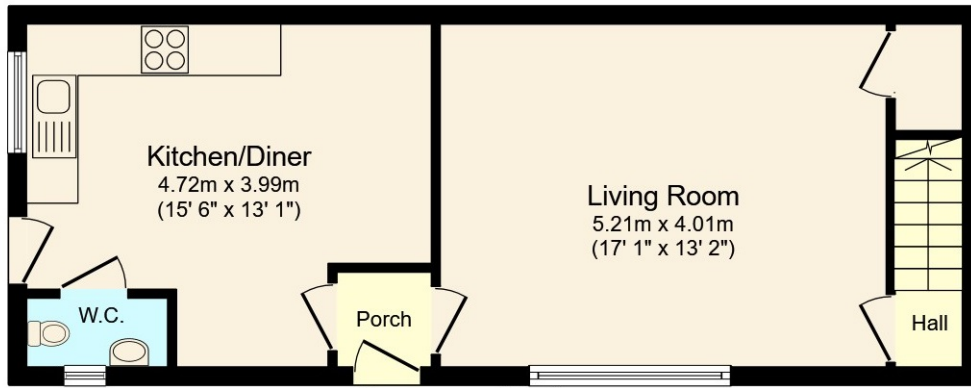
**Broadband**

Up to 67 Mbps

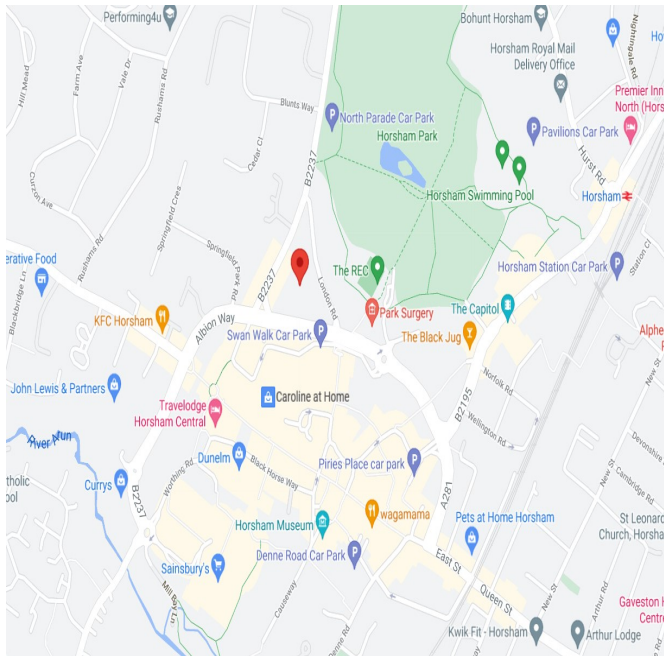


**Council Tax**

Band D

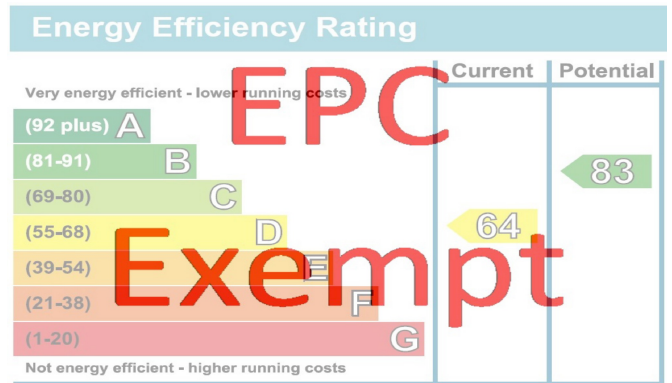


**Map Location**



**Total Approximate Floor Area**  
**940 sq ft / 87 sq m**

**EPC Rating**



**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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

