



# Victoria Street, Horsham RH13 5DZ



**LOCATION** This charming period property is located just off New Street in 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.

**PROPERTY** The front door of this beautifully presented cottage opens into a generous Living/Dining Room with feature fireplaces boasts plenty of space for your sofas and a dining table. Stairs lead up to the First Floor and a door opens into the modern Kitchen, which is a bright space offering a range of high and low level units as well as appliances. A door opens to the Rear Garden.

To the First Floor you will find a modern Family Bathroom with a stylish white suite with shower over the P shaped bath, and two Bedrooms both large enough to take double beds.

**OUTSIDE** Set behind an attractive low level wall with low maintenance front garden and path, leads to the front door where as the Rear Garden is a lovely size that has been recently Landscaped into a low maintenance patio garden with rear access and storage shed.



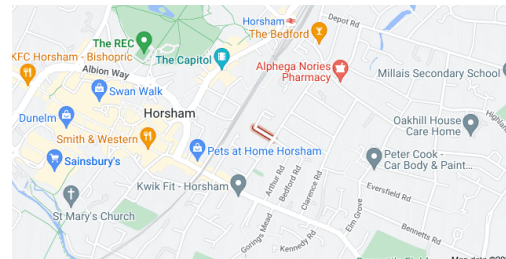
**Total Approximate Floor Area**  
**632.59ft<sup>2</sup> / 58.77m<sup>2</sup>**

**Viewing arrangements by appointment through :**

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



## Map Location



**Brook 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.

## EPC Rating



- Buses**  
8 mins walk
- Shops**  
1 mins walk
- Trains**  
Horsham  
0.4 miles
- Sport & Leisure**  
Pavilions in the Park  
0.5 miles
- Airport**  
Gatwick  
12 miles
- Schools**  
St Marys  
Forest/Millais
- Broadband**  
Up to Mbps
- Roads**  
M23
- Council Tax**  
Band C

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**01403 272002**  
**brocktaylor.co.uk**  
2-6 East Street, Horsham, West Sussex, RH12 1HL