



**Livingstone Road
Horsham, RH13 5DP**

£375,000

**01403 272022
brocktaylor.co.uk**

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

Livingstone Road, Horsham, RH13 5DP



LOCATION

Livingstone 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, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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

Tenure: Freehold

Presenting an exceptional end of terrace town house, currently listed for sale. This residence is in good condition and is ideally situated in a central location within walking distance to Horsham Town and Horsham Station. The property is perfectly positioned for convenient access to local amenities.

The home is designed with a thoughtful layout and offers ample space for families, couples, or first-time buyers. The utility room is

conveniently situated on the ground floor alongside a WC, and it also provides direct access to the garden. The first floor houses a light-filled kitchen that boasts plenty of workspace and storage options, a lounge/diner with large windows offering great views, and a bathroom. The bedrooms are located on the third floor, ensuring a quiet and tranquil space.

The property features three bedrooms. The master bedroom and the second bedroom are both spacious double rooms with built-in wardrobes and an abundance of natural light. The third bedroom is a single room also benefiting from natural light.

The bathroom is well-lit and features a bath with a shower. The reception room is a separate area with large windows. It is of a generous size, perfect for use as a combined lounge and dining area.

OUTSIDE

The property boasts a well-presented corner plot garden and a driveway, with space for multiple vehicles, with a garage. The garden has been meticulously cared for, adding to the overall appeal of the residence. With a raised area of lawn surrounded by attractive borders to a patio area perfect for garden furniture. A side gate also allows access out to the front of the property.

In conclusion, this property presents a fantastic opportunity to acquire a well-maintained end of terrace town house in a desirable location, ideal for a range of prospective homeowners. With its unique features and practical layout, this property is sure to impress and is not to be missed.





Buses

2 minutes walk



Shops

East Street
4 minutes walk



Trains

Horsham – 0.4 miles
Littlehaven – 1.6 miles



Airport

Gatwick
11.6 miles



Roads

M23
6.3 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£TBC pcm



Schools

St Mary's C of E Primary
Kingslea Primary
The Forest School
Millais



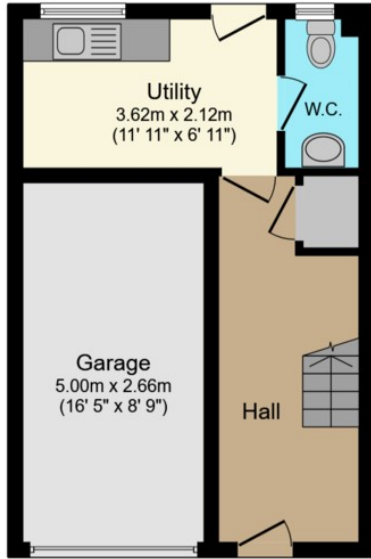
Broadband

Up to 67 Mbps



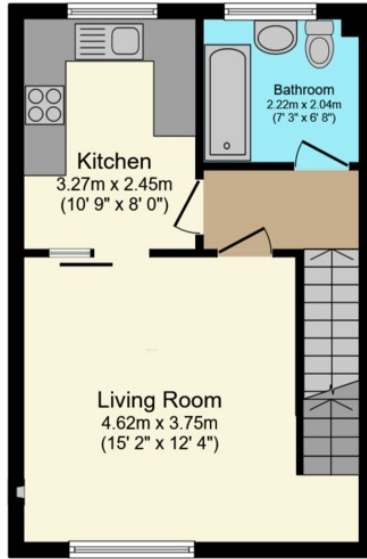
Council Tax

Band D



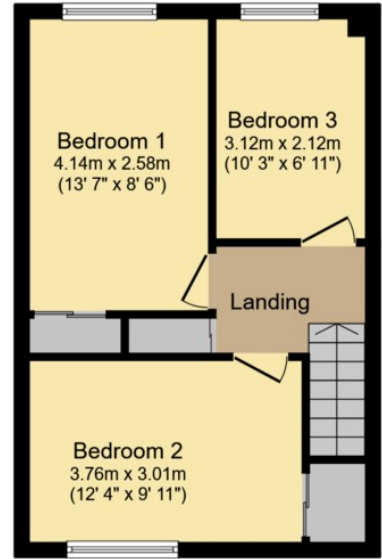
Ground Floor

Floor area 35.5 m² (382 sq.ft.)



First Floor

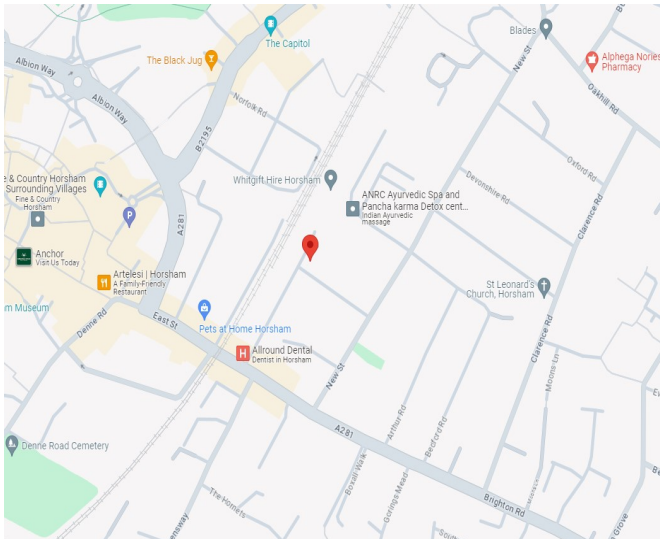
Floor area 35.4 m² (381 sq.ft.)



Second Floor

Floor area 35.5 m² (382 sq.ft.)

Map Location



Total Approximate Floor Area
1,144 sq ft / 106.3 sq m

EPC Rating



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

