



**South Holmes Road  
Horsham RH13 6PW**

**£395,000**

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

## South Holmes Road, Horsham RH13 6PW



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**LOCATION** This spacious house is set within an enviable location, on the North East side of Horsham. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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. 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 for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within catchment of some of the area's most popular schools, which includes Forest Boys and Millais Girls Secondary Schools.

**PROPERTY** For sale is this well-presented terraced property, ideal for families or first-time buyers. The property is in good condition, featuring an abundance of space packed with unique features. Upon arrival, you are greeted by an entrance porch which adds a charming touch to the property.

This home boasts three spacious double bedrooms, all filled with natural light, creating a warm and welcoming environment. The master bedroom is particularly inviting, with generous space for a comfortable living. The third bedroom is enhanced by a skylight

window, adding an extra dimension of brightness and airiness to the room.

The property features a large bathroom, equipped with a corner bath and a shower cubicle. A window allows for natural light to stream in, creating a bright and refreshing space.

The heart of the home is a cottage-style kitchen, which is both attractive and modern. It is flooded with natural light and provides a view to the garden. The kitchen is very practical, offering ample storage and plenty of workspace, complemented by under counter lighting.

The reception room is large and doubles as a lounge/diner. It is bright and airy, with access to both the front courtyard and the garden. This room is perfect for entertaining or for quiet family evenings in.

**OUTSIDE** Outside, the property offers a private rear garden, with gated access to the rear, a patio area, and a lawn. The front boasts a picket fence with a gate allowing access to the front courtyard and front door. Off-street parking is available with an integral garage and driveway.

Adding to the value of the property, the current owners have had a new roof fitted. The location of the property is an added bonus, being situated in a quiet and peaceful area with convenient public transport links. In summary, this property offers a perfect blend of comfort, style, and practicality. Its condition, combined with its location and unique features, make it an ideal choice for families and first-time buyers alike.





**Buses**

1 minute walk



**Shops**

Co-op Food  
0.6 miles



**Trains**

Horsham – 1.1 miles  
Littlehaven – 1.4 miles



**Airport**

Gatwick  
10 miles



**Roads**

M23  
4.9 miles



**Sport & Leisure**

Pavilions in the Park  
1.5 miles



**Rental Income**

£TBC pcm



**Schools**

Littlehaven Infant  
Leechpool Primary  
Forest, Millais & Bohunt



**Broadband**

Up to 67 Mbps

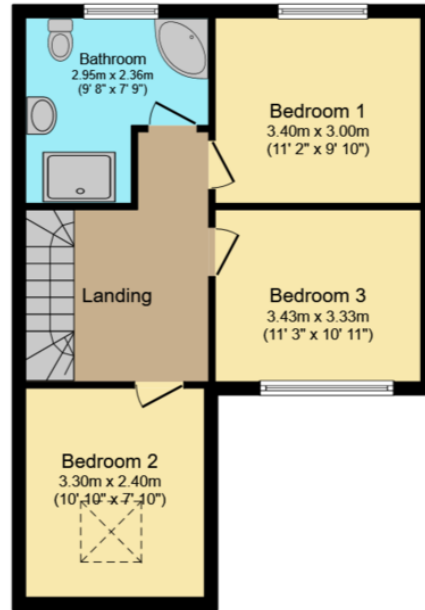


**Council Tax**

Band C

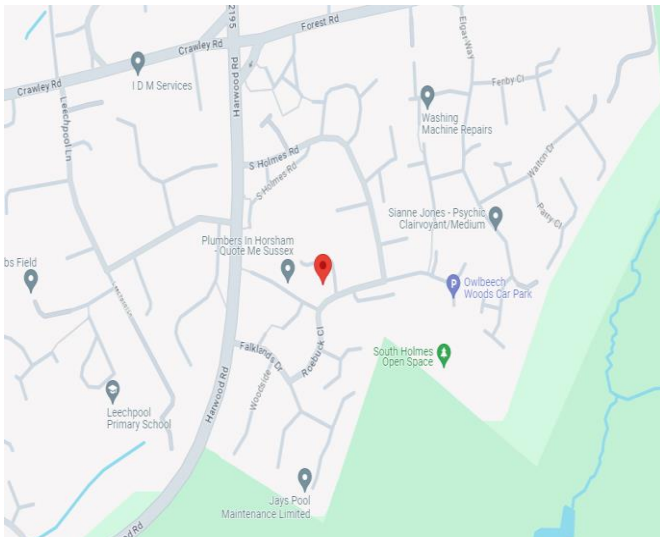


**Ground Floor**  
Floor area 57.9 m<sup>2</sup> (624 sq.ft.)



**First Floor**  
Floor area 47.7 m<sup>2</sup> (514 sq.ft.)

**Map Location**



**Total Approximate Floor Area**  
**1,137 sq ft / 105.7 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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