



**Barttelot Road
Horsham, RH12 1DQ**

£395,000

**01403 272022
brocktaylor.co.uk**

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

Barttelot Road, Horsham, RH12 1DQ



LOCATION

Barttelot 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 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. 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

This semi-detached property is currently on the market for sale. Although in need of renovation, the property presents an excellent opportunity for individuals ready to put their personal

stamp on a home. Inside, the property boasts two spacious reception rooms, each of which is flooded with natural light thanks to the large windows. Both rooms also benefit from high ceilings and an original fireplace, adding an element of charm and character to the space. The second reception room additionally offers a delightful garden view, perfect for a peaceful retreat after a long day. The property comes with three bedrooms, two of which are generously-sized doubles with ample space for storage and plenty of natural light. The third bedroom is a single, ideal for use as a home office. There is also a staircase leading up to an additional Loft Room. A large bathroom with built-in storage provides the necessary facilities, and the kitchen is in need of modernisation, but with the potential to be a fantastic culinary hub. Unique features such as the original fireplaces and high ceilings add a sense of grandeur to the property. This home is perfect for families or couples looking to create a wonderful living environment in a vibrant and friendly neighbourhood.

OUTSIDE

The property is complemented by a small west-facing courtyard garden, a perfect spot to enjoy the afternoon sun. Parking is conveniently available on the street with permits available for residents.





Buses

3 minute walk



Shops

Town Centre location



Trains

Horsham
9 minute walk



Airport

Gatwick
14.8 miles



Roads

M23
6.7 miles



Sport & Leisure

Pavilions in the Park
9 minute walk



Rental Income

£tbc



Schools

St Mary's CoFE Primary
Trafalgar Infant
The Forest School
Millais School



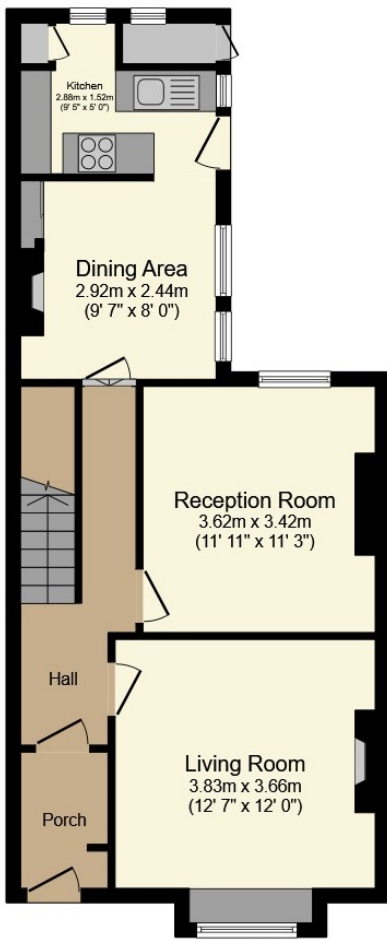
Broadband

Up to 500 Mbps

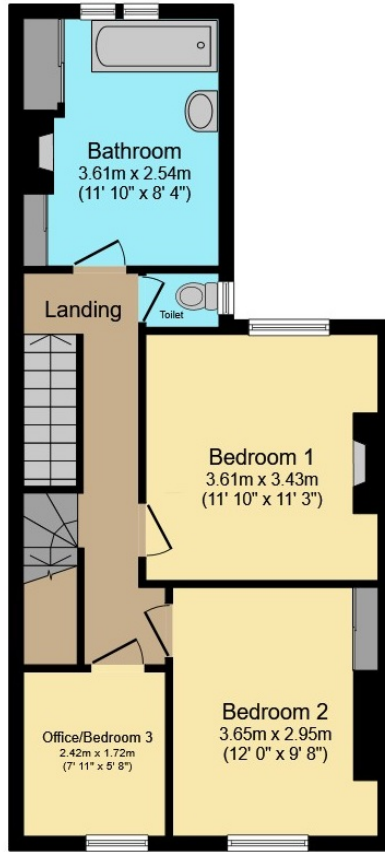


Council Tax

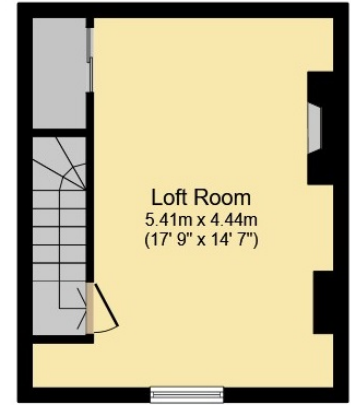
Band D



Ground Floor

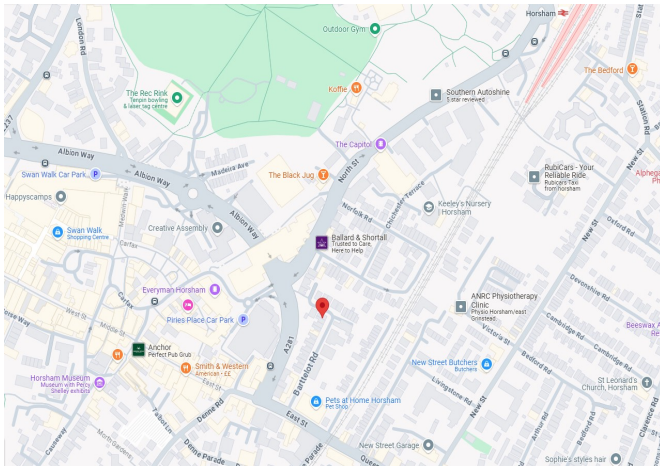


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,409 sq ft / 130.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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