



**Victory Road  
Horsham, RH12 2JF**

**Asking Price Of  
£360,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

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**THE LOCATION**

The house is set in the popular West Horsham area, only a few minutes walk from the picturesque Horsham Park and close to both Trafalgar Infants School & Greenway Academy. The property is also within easy walking distance of Horsham Station, with its direct service to London Victoria in approximately 55 minutes and The Capitol Theatre, that offers an interesting range of shows, musicians and comedians. Horsham's vibrant town centre is also within easy walking distance and offers a wide range of bars, coffee shops and restaurants. The town also hosts regular markets, and has a great range of shopping facilities, from major High Street retailers, including John Lewis, Oliver Bonas & TK Maxx, to independent retailers.

**ACCOMMODATION OVERVIEW**

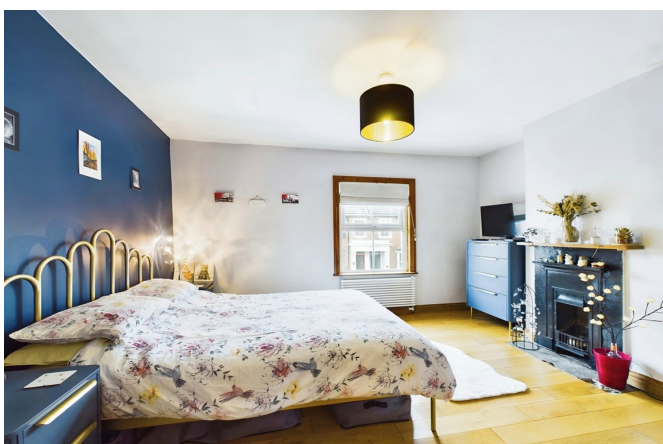
Tenure: Freehold

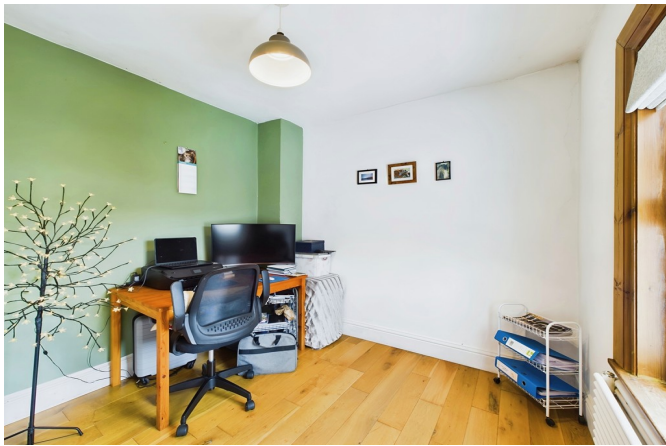
The property offers good sized accommodation presented to the market in good decorative order, with the benefit of gas central heating and a number of period features. The front door leads into a generous living/dining room, which has an attractive feature fireplace, with a log burner and windows to both the front and rear of the property. The separate kitchen offers a range of fitted wall and base level units, with

space for appliances and offers potential for enlargement (STPP). A spindled staircase leads to the first floor, with access to the loft space and living accommodation, that features a generous main double bedroom, with a feature fireplace. The second bedroom is set overlooking the garden, with an adjacent bathroom equipped with a modern three piece suite.

**FRONT & REAR GARDENS**

The property is set in a terrace of similar properties, with on street parking available to the front of the house, with an attractive enclosed area of garden and a gate. To the rear there is a patio area set adjacent to the kitchen, that leads to a large rear garden, enclosed by panel fencing, with a large flower bed and gravel driveway. There is a timber storage shed and gated rear access.





**Buses**

1 minute walk



**Shops**

Morrisons Daily  
10 minute walk



**Trains**

Horsham – 0.9 miles  
Littlehaven – 1.8 miles



**Airport**

Gatwick  
14.2 miles



**Roads**

M23  
6.6 miles



**Sport & Leisure**

Pavilions in the Park  
0.9 miles



**Rental Income**

£1,450 pcm  
Rental Yield – 4.8%



**Schools**

Trafalgar Infant  
Greenway  
Tanbridge House



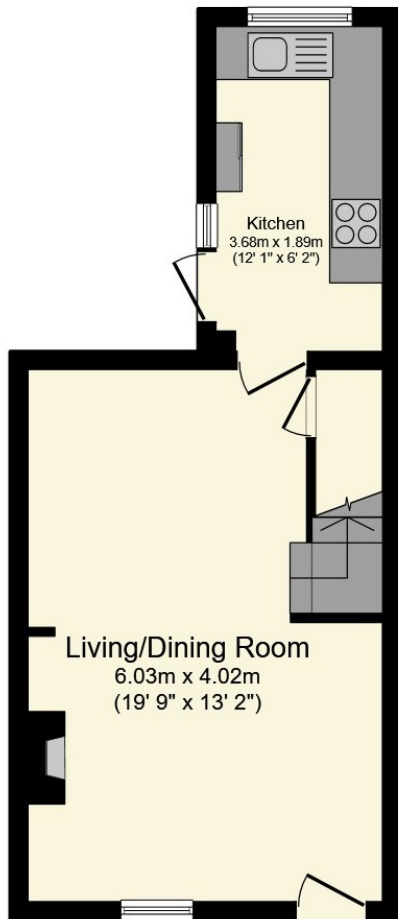
**Fibre Broadband**

Up to 1130 Mbps

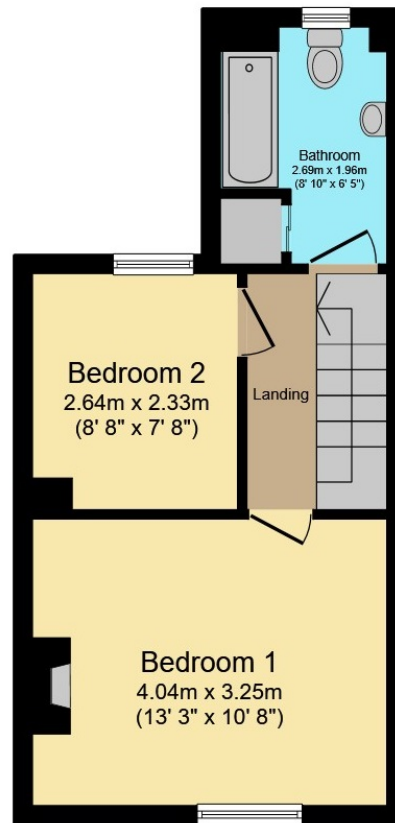


**Council Tax**

Band C

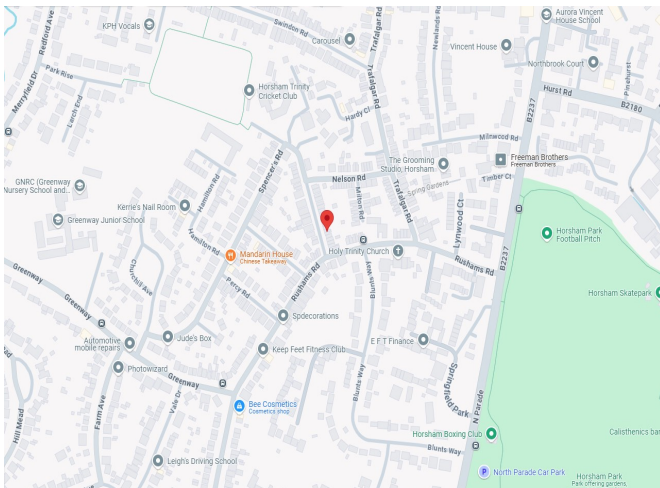


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**657 sq ft / 61 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto: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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