



**Arthur Road
Horsham, RH13 5BG**

**Offers In Excess Of
£700,000**

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



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LOCATION

Horsham town centre 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 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 ranging from small independents like Monte Forte to the larger chains such as Cote Brasserie & Wagamama's. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst there are two nearby cinema's the Everyman and The Capitol Theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes). The A24, Horsham bypass provides easy access to London and the South Coast, connecting with the M23 and M25, the complete motorway network and Gatwick International Airport (approximately 11 miles).

PROPERTY

Tenure: Freehold

Entering this stunning home, you enter the hallway which provides ample space for storage and hanging coats, it also allows access to both reception rooms, a downstairs WC, and the kitchen. The living room, which is situated at the front of the house, is a wonderful size and shape, offering plenty of space for furniture. It also boasts a log-burning fire, within a beautifully renovated fireplace. As it's located at the front of the house, there is a stunning bay window flooding the space with natural light. The second reception room, currently used as a playroom, can be used for multiple purposes, including formal dining. The kitchen is accessed at the end of the hallway and down a few steps. The space

has an abundance of floor and wall mounted units, all with a modern finish, with plenty of work surface space, including an island unit. To the rear of this room you will find a seating area to allow for open plan kitchen/dining, perfect for entertaining, or relaxing as a family, there are also double doors out onto the garden providing lots of natural light throughout.

As you proceed upstairs, the first floor provides you with three double bedrooms, all with feature fireplaces. At the top of the stairs, you approach the first bedroom which has been finished beautifully, adjacent there is a storage room that stores the washing machine and tumble dryer. There are a few steps that take you too two further double bedrooms. The bedroom to the front is complete with fitted wardrobes and a bay window. The family bathroom is a fantastic size, finished very tastefully with a shower over bath.

The second floor boasts a wonderful principal suite with Juliette balcony, built in storage and en-suite with shower.

The final feature to mention is a large basement that is currently used as a storage space, although the space has been fully tanked and could be an ideal home office space, playroom, or small home cinema.

OUTSIDE

To the front of the property you will find the driveway, which has space for one car, a rare find with a property this close to the town, there is also on-street permitted parking for additional parking. From the front of the property, there is a side gate that allows access to the rear garden. The garden itself has an attractive astro-turfed area, which can be accessed by bi-folding doors from the kitchen/diner, adjacent there is a wrap around patio which provides a perfect space for garden furniture and for entertaining in the warmer months.





Buses

3 minute walk



Shops

Town Centre
0.4 miles



Trains

Horsham – 10 minute walk
Littlehaven – 1.6 miles



Airport

Gatwick
12.1 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£2,650 pcm



Schools

St Mary's CoFE Primary
Kingslea Primary
The Forest School
Millais



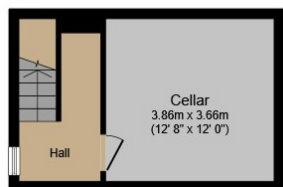
Fibre Broadband

Up to 1130 Mbps



Council Tax

Band E



Basement



Ground Floor

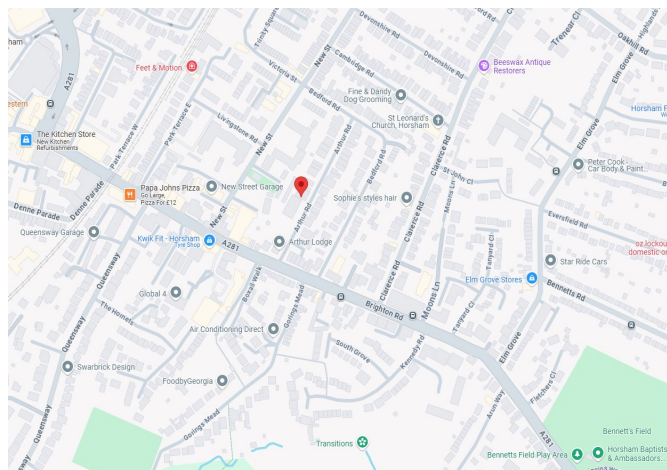


First Floor



Second Floor

Map Location



Total Approximate Floor Area

1,882 sq ft / 174.8 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(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

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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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