



**Eversfield Road
Horsham, RH13 5JS**

£350,000

**01403 272022
brocktaylor.co.uk**

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

Eversfield Road, Horsham, RH13 5JS

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LOCATION

This semi-detached property is situated in a quiet and well-established residential area of Horsham, West Sussex. Conveniently located just under a mile from Horsham train station, residents benefit from direct services to London Victoria and London Bridge, ideal for commuters. The property is also within walking distance of local shops, schools, and parks, including Horsham Park and the Pavilions in the Park leisure centre. The charming town centre offers a wide range of independent shops, restaurants, and cafés, while excellent road connections via the A24 and A264 provide easy access to surrounding towns and the South Downs.

PROPERTY

Tenure: Freehold

This spacious three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. In need of updating throughout, the ground floor features a living room, with bay window, a separate kitchen, providing access to the garden, and a family bathroom. To the first floor are three well-sized bedrooms. The property offers fantastic potential to extend to the side, rear, or into the loft (subject to

planning), allowing buyers to reconfigure and expand the space to suit their needs. Light-filled rooms and a traditional layout make it a solid base for renovation. Located on a quiet residential road, the home is ideal for growing families, first-time buyers with vision, or investors looking to enhance value. With no onward chain, the property is ready for transformation, offering a rare opportunity to create a forever home in one of Horsham's most popular areas.

OUTSIDE AND PARKING

The property benefits from a private front driveway, providing valuable off-street parking. A side access gate leads to a generous rear garden, offering fantastic outdoor space with huge potential. Currently laid to lawn with a patio area and mature planting, the garden is both spacious and private-ideal for families, entertaining, or even future development such as a garden office or rear extension (STPP). The width of the plot also lends itself well to side extension possibilities, a rare feature that enhances the property's future value. Secure fencing and established borders complete this versatile and appealing outside space.





Buses

1 minute walk



Shops

Tesco Express – 0.4 miles
Sainsbury's – 1.5 miles



Trains

Horsham – 0.6 miles
Littlehaven – 1.6 miles



Airport

Gatwick
12 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£1,700 pcm



Schools

Kingslea Primary
The Forest School
Millais



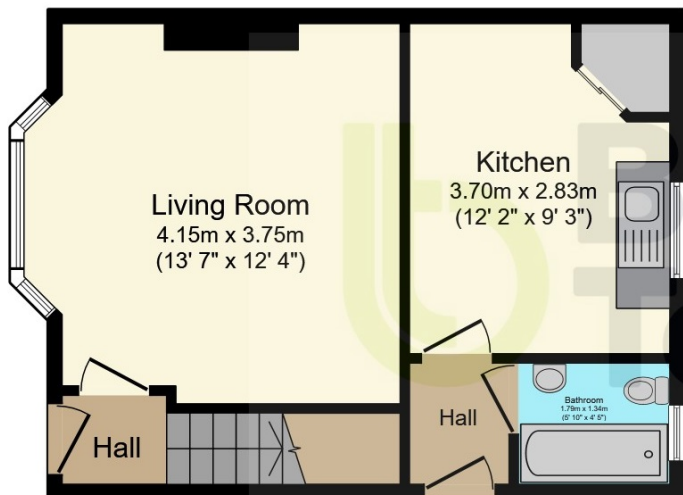
Broadband

Up to 70 Mbps

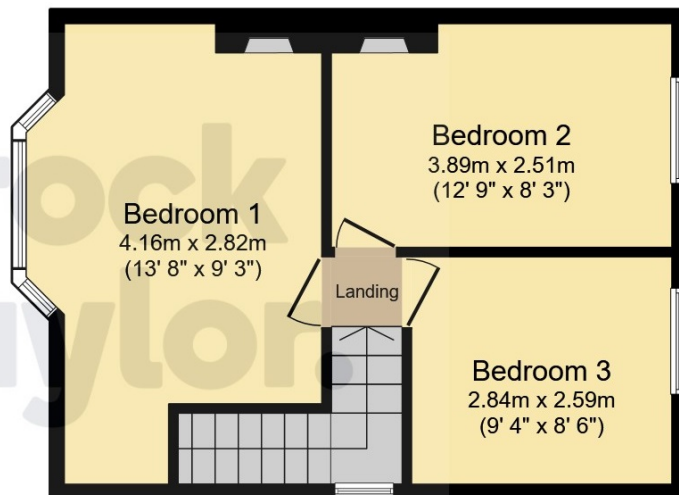


Council Tax

Band C

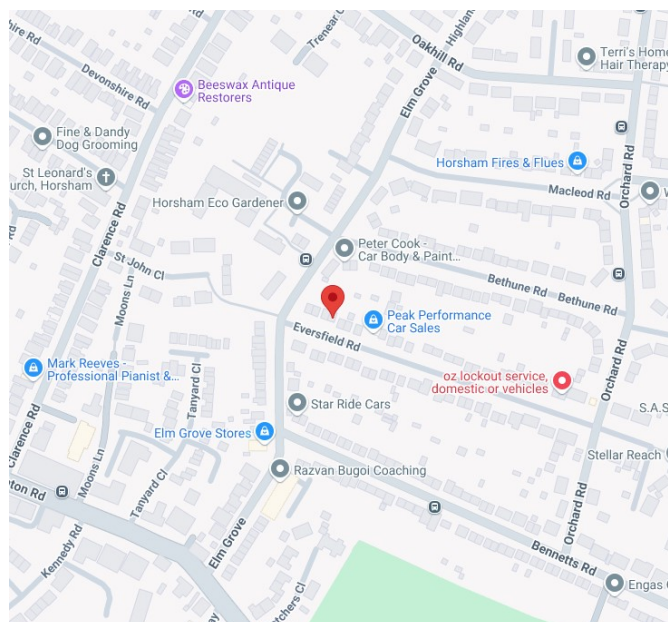


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
706 sq ft/ 65.5 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 | | |
| (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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