

**Bishopric  
Horsham, RH12 1QN**

**Price Guide  
£425,000**

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

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



## LOCATION

This detached property is located close to the heart of Horsham, offering excellent access to the town's wide range of amenities. Horsham mainline train station is within easy reach with direct links to London. The property benefits from a highly convenient position, ideal for both town, living and commuting. Major road connections, including the A24 and A264, are nearby, providing easy travel to surrounding towns and Gatwick Airport. This central location offers great potential for residential development in one of West Sussex's most popular and well-connected towns.

## PROPERTY

Tenure: Freehold

Previously a commercial property, this property offers an exciting development opportunity in a prime Horsham location. Now classified as a single residential dwelling, the building presents a rare chance to create a bespoke home or potentially divide into two separate dwellings, subject to the necessary permissions.

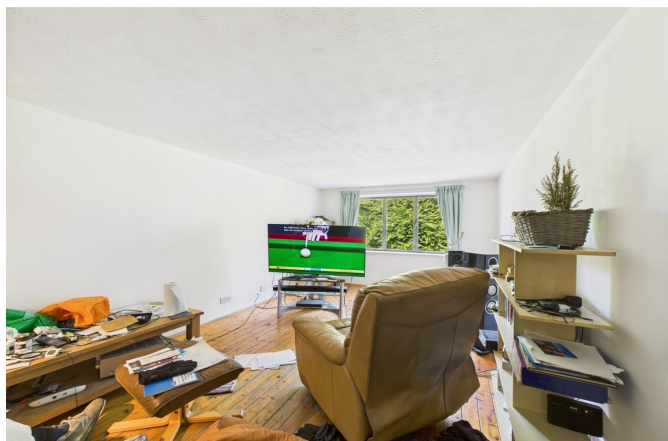
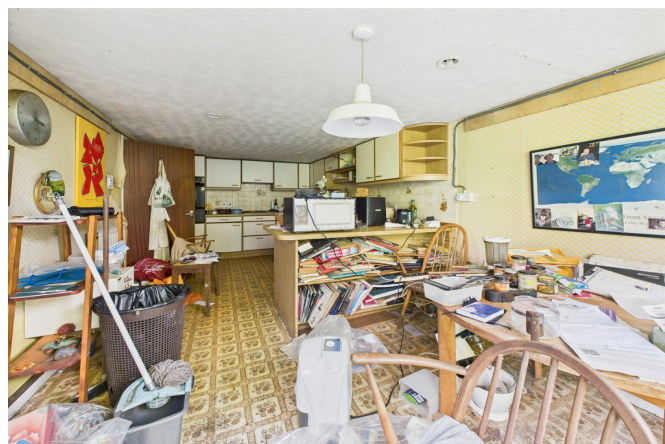
The property requires a full programme of renovation and modernisation, allowing a purchaser to completely redesign and reconfigure the space to suit their needs. Offering

flexible internal accommodation, the building currently provides a blank canvas, ideal for investors, developers, or buyers looking for a project.

Externally, there is potential to create garden areas or private outdoor spaces to enhance the residential appeal. With its excellent town-centre location, this property could suit a variety of buyers looking to create stylish town homes or investment properties in a thriving area. Opportunities like this, combining central location with development potential, are rare in Horsham, making this property a truly exciting prospect.

## OUTSIDE AND PARKING

The property offers scope for creating an outdoor space, with potential for a garden area to the rear-ideal for adding a private patio or green space. Located on a residential street, there is convenient, limited on-street parking available for both residents and visitors.







#### Buses

1 minute walk



#### Shops

Town Centre  
Location



#### Trains

Horsham – 0.9 miles  
Littlehaven – 2 miles



#### Airport

Gatwick  
15.3 miles



#### Roads

M23  
7 miles



#### Sport & Leisure

Pavilions in the Park  
1 mile



#### Rental Income

£tbc pcm



#### Schools

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



#### Fibre Broadband

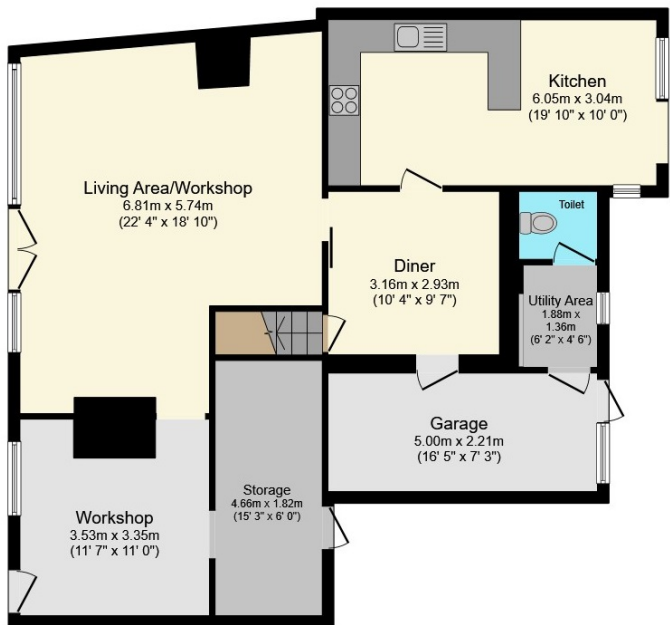
Up to 2000 Mbps



#### Council Tax

Band F



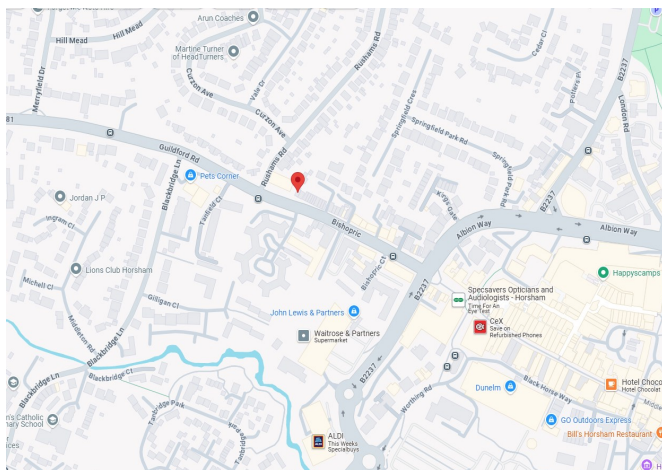


Ground Floor



First Floor

## Map Location



## Total Approximate Floor Area

**2,149 sq ft / 199.6 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
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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