



**New Street
Horsham, RH13 5EJ**

**Offers Over
£550,000**

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

New Street, Horsham, RH13 5EJ



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LOCATION

Located in a prime central Horsham position, New Street offers the perfect balance of town-centre convenience and residential calm. Just a short walk from Horsham's vibrant shops, cafes, restaurants and mainline station, it's ideal for commuters and families alike. Excellent schools and local parks are nearby, while road links via the A24 and M23 make travel by car simple. The street itself is a quiet, well-established community with character properties and strong kerb appeal - an ideal setting for those seeking a stylish home in one of Horsham's most connected and desirable neighbourhoods.

PROPERTY

Tenure: Freehold

This beautifully presented Edwardian semi-detached home has been thoughtfully extended and renovated to blend timeless character with stylish modern living. Set in a highly sought-after central Horsham location, the home is ready to move into with every detail carefully considered.

To the front of the property, the elegant bay-fronted sitting room boasts high ceilings, and herringbone flooring, which continues seamlessly through the rest of the ground floor. Flowing through to the dining room, the space remains open yet clearly defined-ideal for both everyday living and entertaining. At the rear, the home has a striking open-plan kitchen/diner, complete with quartz worktops, Bosch integrated appliances, and Crittall-style doors opening out to

the landscaped garden. A modern downstairs WC adds convenience without compromising the clean design.

Upstairs, there are three bedrooms - two generous doubles and a third that works perfectly as a nursery, dressing room or home office. The family bathroom is finished with tasteful tiling and quality fittings.

Importantly, plumbing and electrics are already in place for a loft conversion, offering future potential to add a fourth bedroom with en suite (STPP).

The property has also benefited from a full rewire, replumb, and a new boiler installation, meaning it's not only stylish but built for long-term comfort and efficiency. A perfect combination of period elegance and contemporary finish, just a short walk from Horsham's centre.

OUTSIDE & GARDEN

The rear garden has been thoughtfully landscaped for ease and enjoyment, featuring a smart patio area, low-maintenance artificial lawn, and a powered garden shed ideal for storage or workshop use. Crittall-style rear doors create a seamless connection between indoor and outdoor living. Parking is available via resident permit on the street, located on a characterful street just moments from Horsham town centre.





Buses

5 minute walk



Shops

One Stop
3 minute walk



Trains

Horsham – 2 minute walk
Littlehaven – 1.4 miles



Airport

Gatwick
11.4 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
0.4 miles



Rental Income

£tbc pcm



Schools

Kingslea Primary
Heron Way Primary
The Forest School



Broadband

Up to tbc Mbps

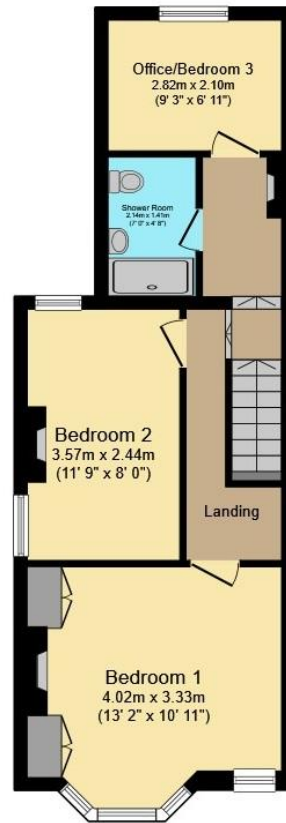


Council Tax

Band D

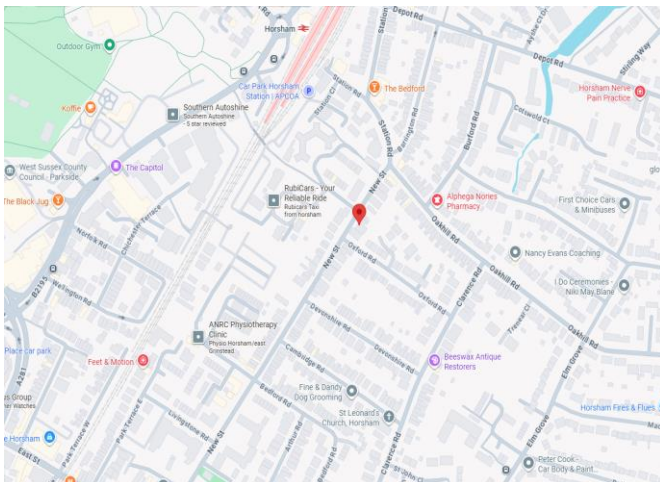


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,015 sq ft / 94 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(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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