



**Rushams Road, Horsham, West Sussex, RH12 2NU.**  
Guide Price £600,000 Freehold

  
**MARTIN&CO**

- TOWN LOCATION
- FOUR BEDROOMS
- LOVELY REAR GARDEN
- POSSIBLE EXTENSION STPP
- WITHIN ONE MILE OF HORSHAM MAINLINE STATION
- PERIOD HOME WITH GARAGE AND OFF STREET PARKING
- EPC D
- REFITTED KITCHEN AND BATHROOM
- VIEWING RECOMMENDED

An extended four bedroom period home offering spacious and flexible accommodation over three floors, ideally positioned within walking distance of Horsham town centre and mainline station, and benefitting from a private driveway and attached garage, a rare find in this central location. Horsham Park is also nearby, a lovely place to walk and enjoy.

The ground floor includes a bay fronted living room to the front, with a separate dining room to the rear opening onto the garden, creating a natural flow for both everyday living and entertaining.

The kitchen has been modernised to a contemporary finish, fitted with a stylish range of units and generous work surfaces, all set around a lovely outlook across the rear garden. A separate utility room and ground floor shower room add further practicality and flexibility.



To the first floor are well proportioned bedrooms together with a refitted family bathroom, now finished in a clean, modern style.

The second floor provides two additional rooms, offering excellent versatility as further bedrooms, workspace or hobbies.

Outside, the rear garden is well established with a mix of patio, lawn and planted borders, along with a useful workshop and shed to the rear. There is also a summerhouse to complete the outdoor feel.

The property is particularly well placed for a range of well regarded local schools including Trafalgar, Greenway Academy, Tanbridge House School, Millais School and The Forest School, making it a strong choice for families.

Homes offering this level of space, location and parking are increasingly difficult to find, particularly so close to the town centre and station.

Material Facts  
Guide Price: £600,000  
Tenure: Freehold

Council Tax band: E  
Horsham District Council

EPC: D  
Property type: Semi detached period home  
Mains services: Gas, electricity, water and drainage  
Heating type: Gas central heating to radiators

Broadband information:  
Standard, Superfast and Ultrafast services are available in the area.  
Fibre to the property subject to provider availability.  
Speeds from 115mbps to 1600mbps

Mobile coverage:  
Good on most providers

Parking type:  
Garage with own driveway

Flood / erosion risk:  
River and seas: Low Risk  
Surface water: Low Risk

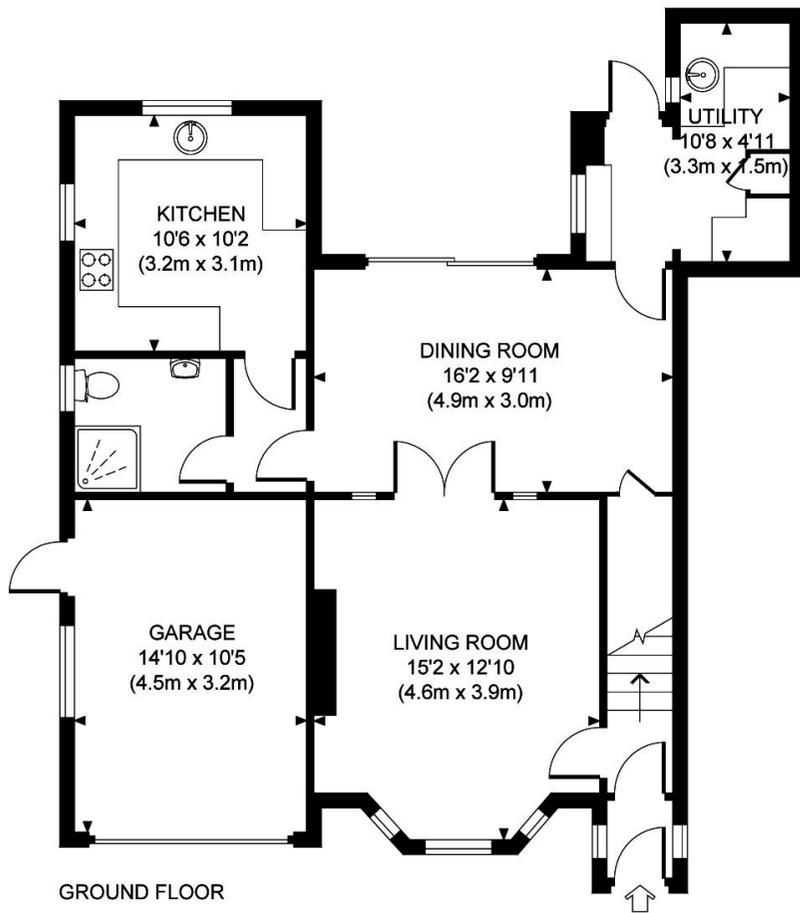


## Identification Checks

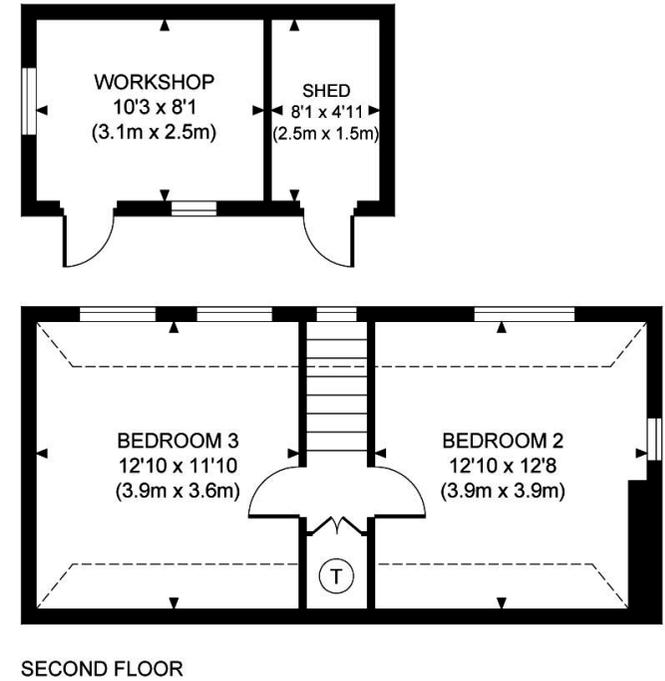
Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations and is a legal requirement. We use an online service to verify your identity at a cost of £30 including vat, per person.







Approximate Gross Internal Area  
1595 sq ft / 148.2 sq m  
Approximate Gross Internal Area Outbuildings  
124 sq ft / 11.5 sq m



## Martin & Co Horsham

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