



Kempshott Road, Horsham, RH12 2EY
Guide Price £400,000 Freehold



- No Chain Above
- Close to Town Centre and Mainline Station
- Horsham Park Nearby
- Scope for Improvement
- Good School Catchment Areas
- West Side of Horsham
- EPC TBC
- Viewing Recommended
- Move before the Stamp Duty Changes
(subject to conveyancing)



Looking to create your own forever home?

This property has huge scope for improvement and extension subject to planning consents.

Situated on the popular west side of Horsham is this period semi detached house is offered for sale with no chain above. Large garden, excellent school catchment area, viewing recommended.

Upon entering the home you are greeted by a impressive open plan living/dining area, separated and zoned by the central staircase, the sitting area has a feature fireplace with gas fire and bay window to the front aspect.

The dining area has a rear aspect and walking through takes you into the fitted kitchen which gives access to the rear garden, a further lobby area leads to the bathroom and wc.



Moving to the first floor there are three bedrooms.

Outside

This home has a good size rear garden, mainly lawned and enjoying a high degree of privacy. At the end of the garden is a useful shed.

Location

Kempshott Road is located on the popular west side of Horsham being close to Horsham Park, the town centre and mainline train station.

Known for its excellent schools, this home sits in the catchment area of Trafalgar, Greenway and Tanbridge House.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning

local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

For further details and viewing arrangements, please call

Martin & Co – Horsham branch
01403 248222



Material Facts

Guide Price: £400,000

Tenure: Freehold

Council Tax Band: Band C

Horsham District Council

EPC Rating tbc

Property Type: Semi detached house

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central Heating, boiler to radiators

Broadband information: Between 15 Mbps and 1000 Mbps

Fibre to the Property

Mobile Coverage: Good with O2 and Average with other providers based on indoor calls

Parking Type: Street

Flood/Erosion Risk:

River and Seas : None

Surface Water : Low Risk



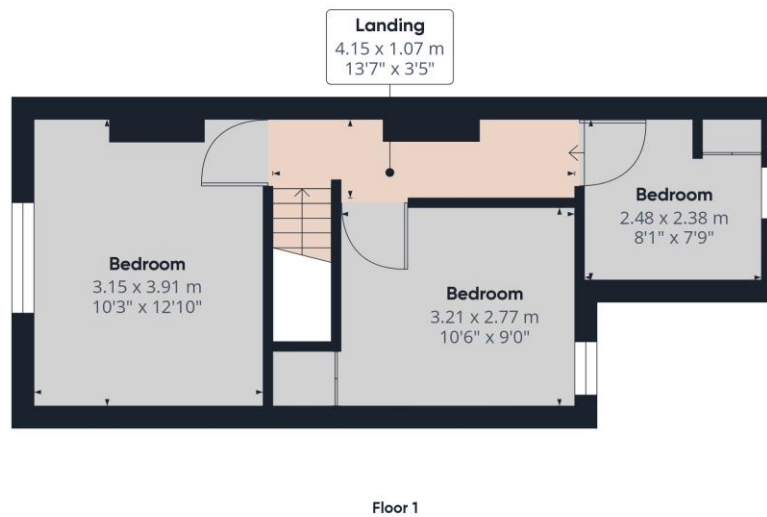



Approximate total area⁽¹⁾

74.07 m²
797.29 ft²

Reduced headroom

1.29 m²
13.92 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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