



Purton Road, Horsham, West Sussex, RH12 2HB.
Offers Over £450,000 Freehold


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- West side character home
- Accommodation across three floors
- Open plan living space
- Stylish kitchen breakfast room
- Mature rear garden
- Summer house
- No chain above
- EPC D
- Viewing recommended
- Gas central heating and double glazing



Positioned on Horsham's highly regarded west side, this beautifully presented semi detached character home offers a wonderful blend of period charm, practical living space and a mature landscaped garden, all within easy reach of Horsham town centre, the station, popular schools and Horsham Park.

Thoughtfully improved and extended over time, the property now provides flexible three bedroom accommodation arranged across three floors, perfectly suited to modern family living whilst retaining the warmth and character expected from a home of this era.

The ground floor flows particularly well, centred around a superb open plan living and dining space, feature fireplace, bespoke shelving and a staircase that naturally divides the accommodation without losing the sense of openness.



The bay fronted living area enjoys excellent natural light and creates a welcoming everyday living space, whilst the dining area opens naturally towards the kitchen breakfast room at the rear.

The kitchen has been fitted in a classic shaker style, ample storage and space for a breakfast table, enjoying pleasant views across the rear garden. A downstairs cloakroom completes the ground floor accommodation.

On the first floor are two generous double bedrooms together with a spacious family bathroom fitted with a contemporary white suite and feature vanity storage.

A staircase continues to the second floor where the loft conversion provides an impressive third bedroom with Velux window and useful eaves storage, creating an excellent guest room, principal suite, teenager's room or home workspace.

Outside, the rear garden is a particular feature of the home, combining paved seating areas with mature planting, lawn and established borders to create a private and peaceful setting. To the rear of the garden sits a substantial timber summer house, ideal as a home office, studio or garden retreat.

Purton Road remains one of the west side's most consistently popular locations, appreciated for its character homes, established surroundings and excellent convenience. Horsham Park, The Rec playing fields, local schools, the town centre and Horsham mainline station are all within walking distance, making this an ideal long term home in a highly desirable part of town.

Offered for sale with no chain above.

Material Facts

Offers Over £450,000
Tenure: Freehold

Council Tax Band : E
EPC: D

Property type: Semi detached home
Mains services: Gas, Electricity, water and drainage
Heating type: Gas Central Heating

Broadband information:
Standard To Fast Available
Speeds from 115mbps to 1600mbps
Fibre to the property

Mobile coverage:
Good with most providers

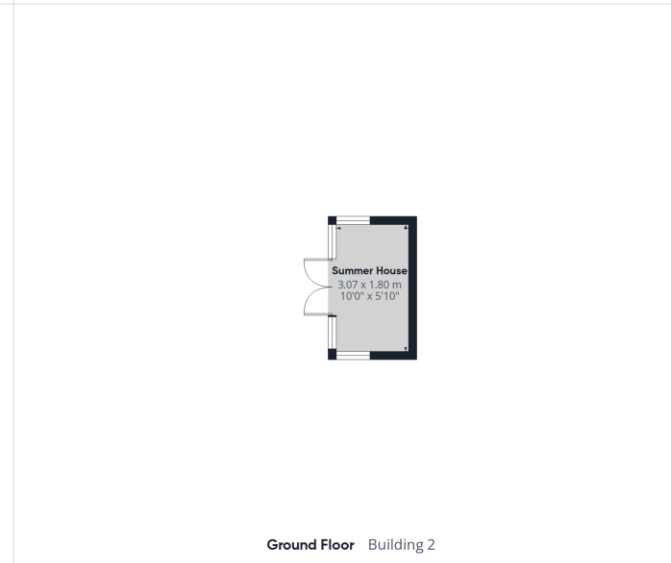
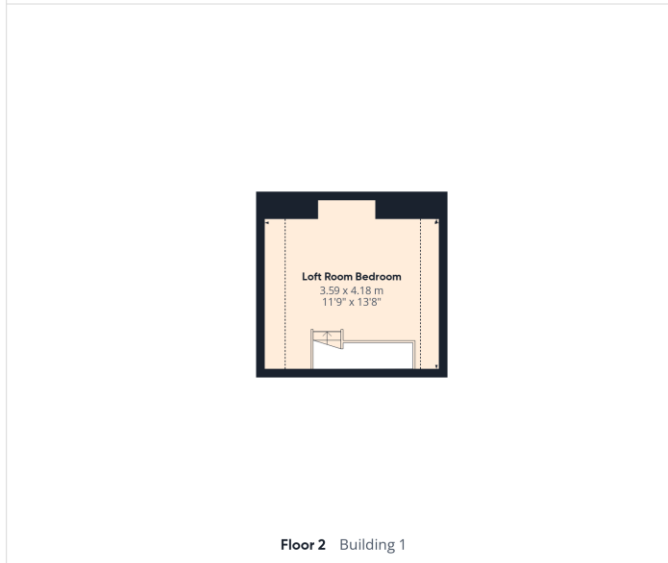
Flood / erosion risk:
River and seas: Very Low risk
Surface water: Very Low risk



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Approximate total area⁽¹⁾

107.4 m²
1155 ft²

Reduced headroom

4.8 m²
52 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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