



Price
£550,000

Freehold

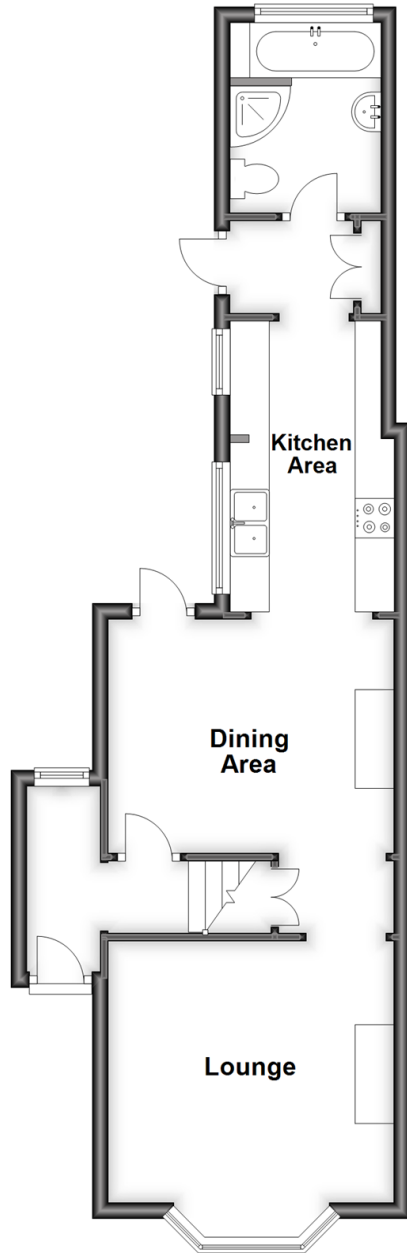
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**Spencers Road,
Horsham, West Sussex,
RH12**

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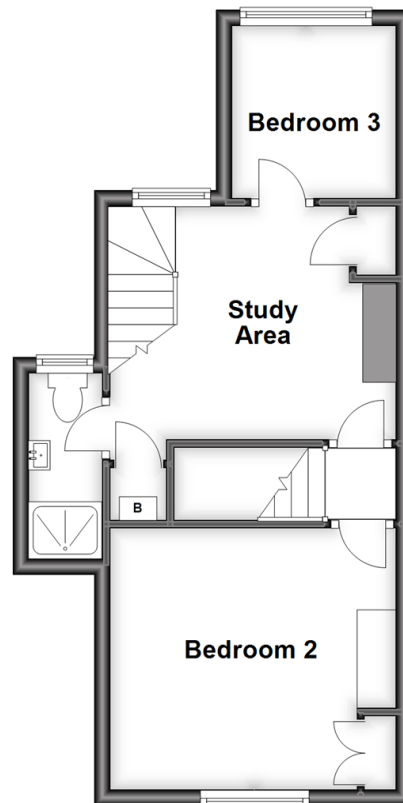
Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



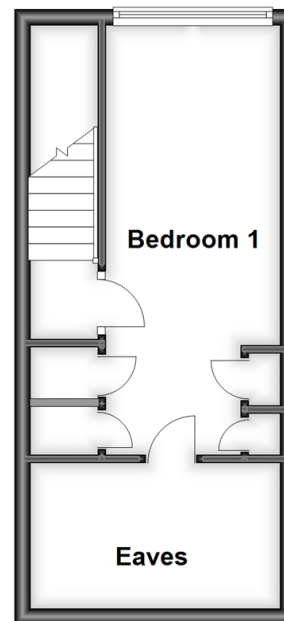
First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 12'4 into bay x 12'0 (3.76m x 3.66m)

Dining Area: 12'0 into alcove x 9'8 (3.66m x 2.95m)

Kitchen Area: 13'2 x 6'11 (4.02m x 2.11m)

Inner Lobby

Bathroom: 7'11 at widest point x 6'4 (2.41m x 1.93m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 3: 7'6 at widest point x 7'1 at widest point (2.29m x 2.16m)

Shower Room: 7'8 x 3'2 (2.34m x 0.97m)

Study Area: 10'9 at widest point x 9'8 at widest point (3.28m x 2.95m)

Bedroom 2: 11'0 x 10'9 (3.36m x 3.28m)

SECOND FLOOR

Landing

Bedroom 1: 17'10 at widest point x 7'4 at widest point (5.44m x 2.24m)

Eaves Storage

OUTSIDE

Rear Garden

Off Road Parking



Main features

- A beautifully presented period home, close to Horsham town centre
- Full of charm, character and period features
- Quiet and peaceful private rear garden
- Trafalgar, Greenway and Tanbridge House school catchment area
- Just a short walk to Horsham Park and mainline station



Nearest Schools

Primary Schools: Greenway School 0.2 miles, St John's Catholic Primary 1.0 miles, Arunside School, Horsham 1.0 miles
Secondary Schools: Tanbridge House School 1.2 miles, Millais School 2.0 miles, Farlington School 2.3 miles



Transport Information

Train Stations: Horsham 1.1 miles, Littlehaven 1.8 miles, Warnham 2.6 miles



Address

Spencers Road, Horsham, West Sussex, RH12



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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