



**Price**  
**£550,000**

**Freehold**

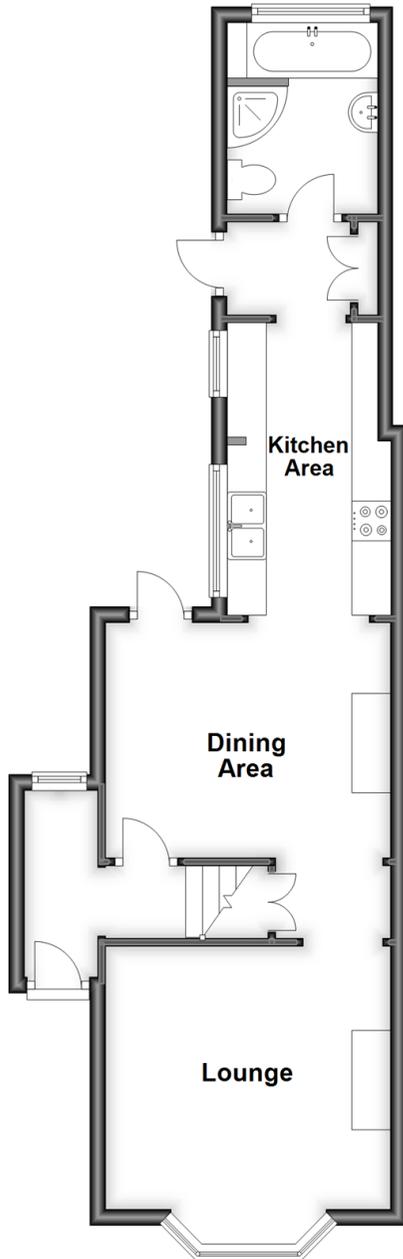
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**Spencers Road,  
Horsham, West Sussex,  
RH12**

**cubitt & west**  
Helping you move forwards

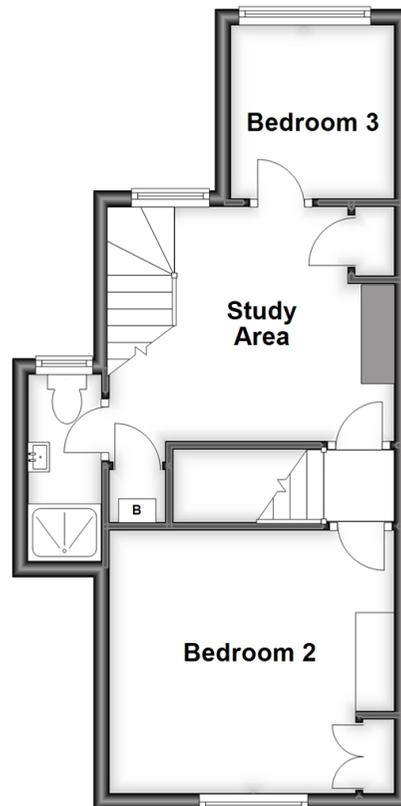
## Ground Floor

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



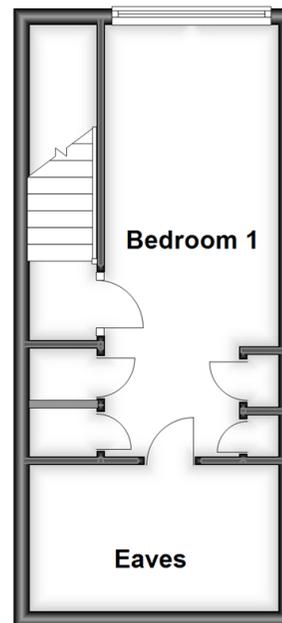
## First Floor

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

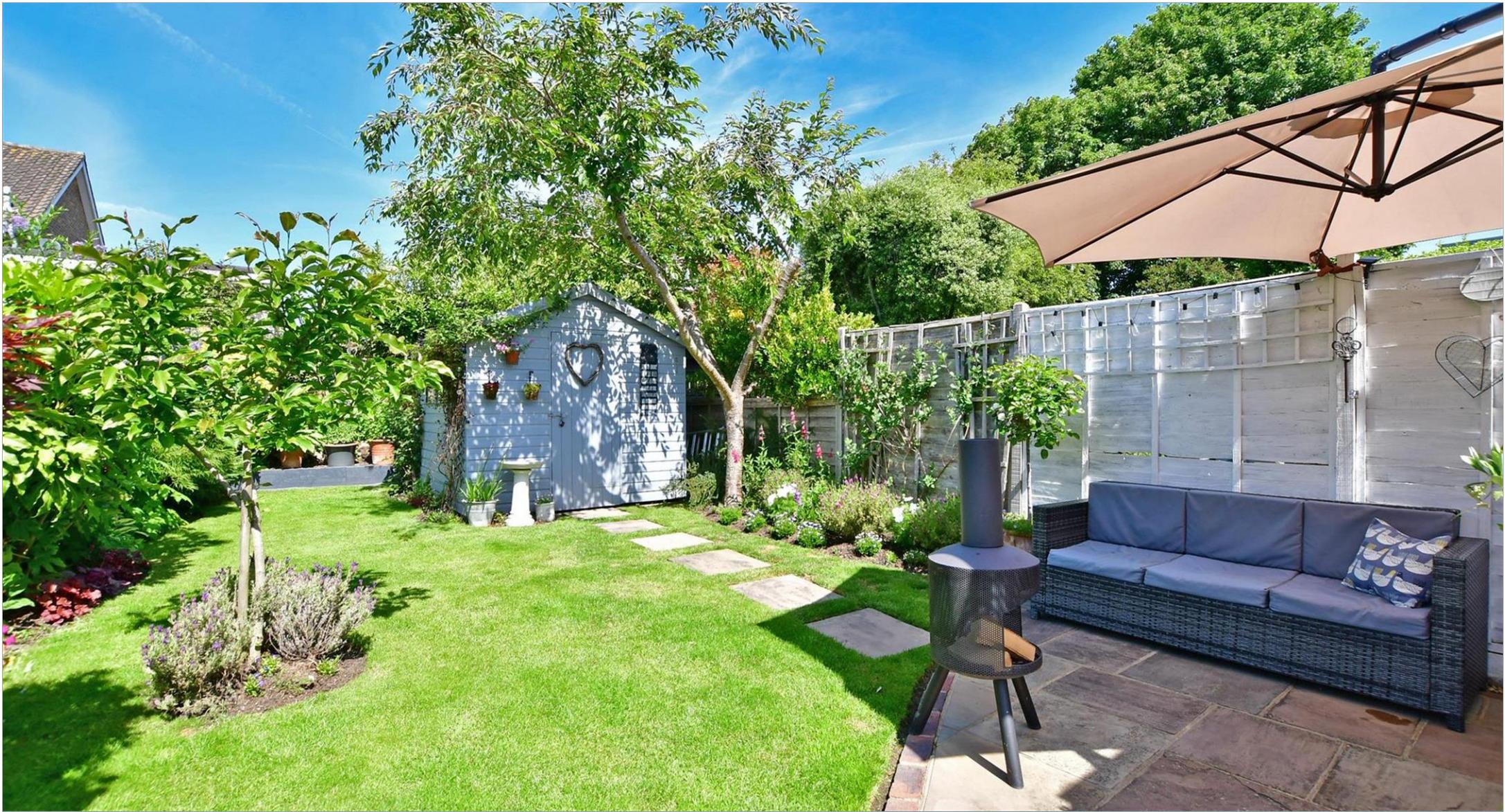
Train Stations: Horsham 1.1 miles, Littlehaven 1.8 miles, Warnham 2.6 miles

## 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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