



Beech Road, Horsham



# Beech Road

Horsham

A delightful three-bedroom home situated in a sought-after location, set back from the road in Horsham.

The property offers well-presented accommodation as illustrated by the floorplan. A spacious entrance porch provides an ideal welcome for guests, offering ample space for coats and shoes while creating a practical separation between the front door and the main living area. The living room is a warm and inviting space, open-plan to the staircase leading to the first floor. To the rear of the property is a delightful open-plan kitchen/breakfast room, which enjoys direct access to the rear garden.

Upstairs, the property offers three bedrooms along with a family bathroom.

Externally, to the front of the property there is an attractive lawned area with a footpath leading to the front door. The rear garden features a lawned area with a patio, ideal for outdoor seating and entertaining. The property further benefits from a garage located en bloc.



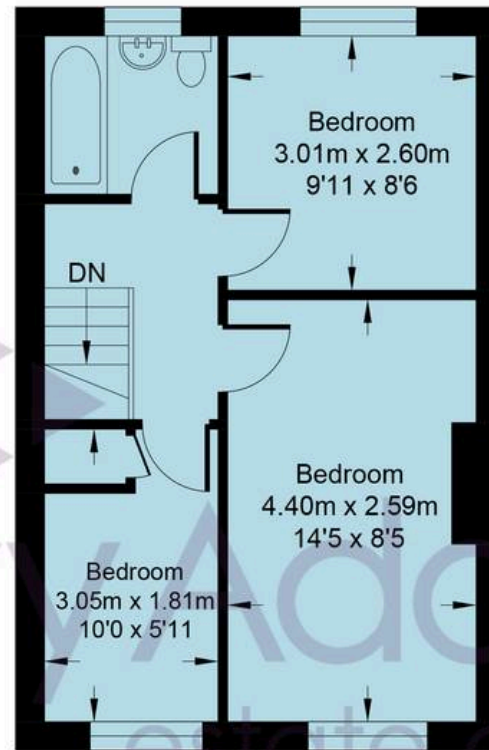




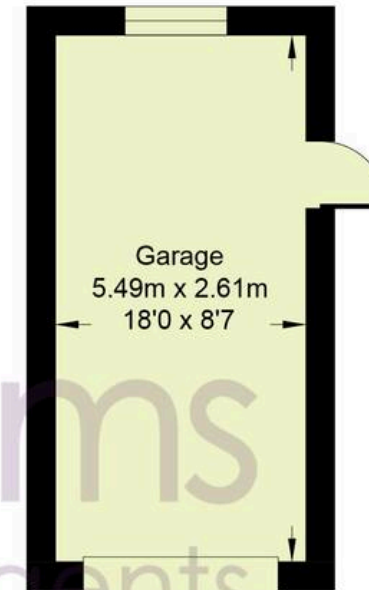




GROUND FLOOR



FIRST FLOOR



Garage

## Beech Road

Approximate Area = 765 sq ft / 71.1sq m

Garage Area = 154 sq ft / 14.3 sq m

Total = 919 sq ft / 85.4 sq m

For identification only - not to scale





Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D











## Henry Adams – Horsham

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