



**Spencers Road, Horsham**

Guide Price **£260,000**

  
**Henry Adams**  
estate agents



# Spencers Road

## Horsham

This two-bedroom first floor maisonette offers a superb opportunity for first-time buyers, investors or those looking to downsize.

The property is situated in a highly convenient location, just a short distance from Horsham town centre, Horsham Park and the mainline station, providing excellent access to local amenities and transport links.

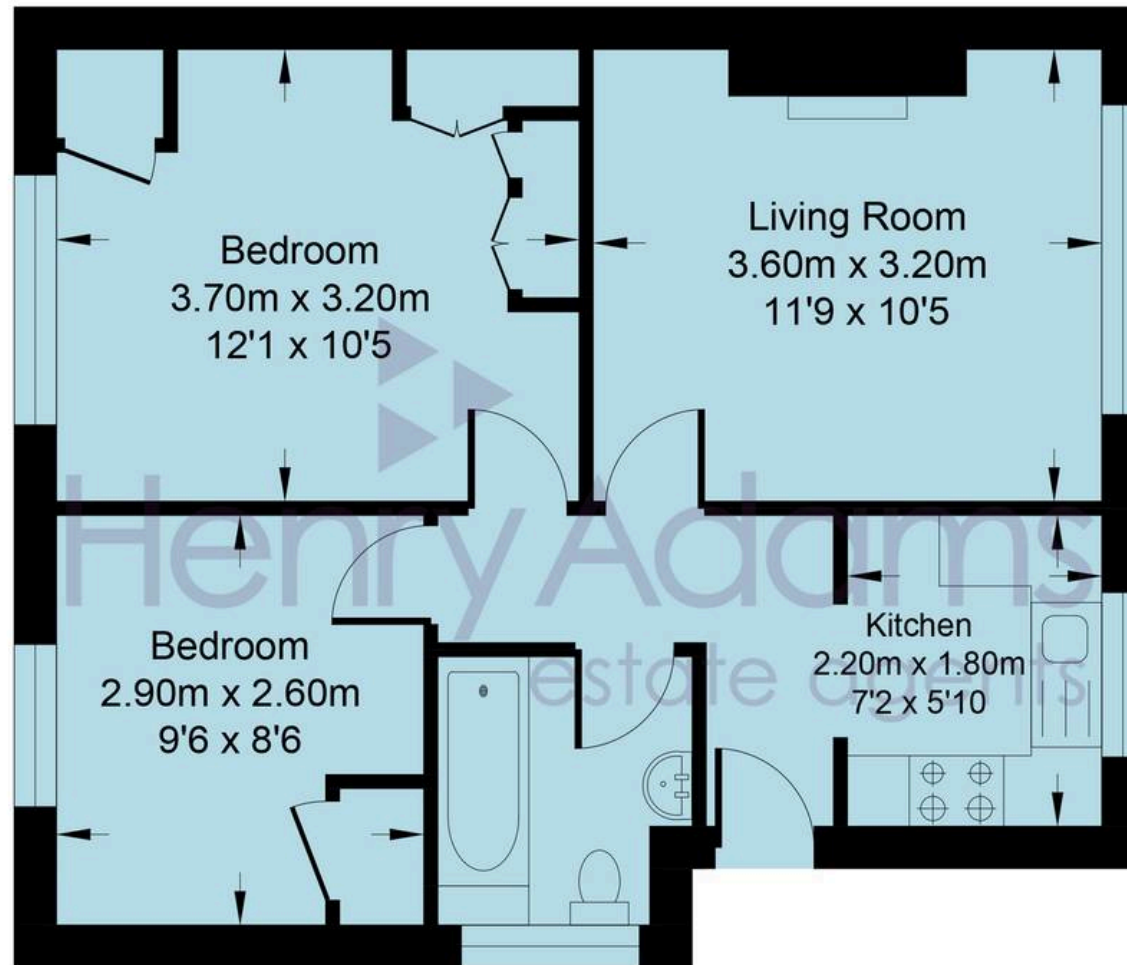
The accommodation comprises a light and airy living room, a fitted kitchen, two bedrooms and a bathroom. The maisonette benefits from its own private entrance, creating a sense of independence and privacy. With gas central heating and double glazing, the property is both comfortable and energy efficient.

Outside, the maisonette boasts a private rear garden, perfect for relaxing during the warmer months. The garden provides a secure and tranquil space, ideal for children or pets. To the front, the property benefits from a private driveway offering off-road parking, a rare and valuable feature in this sought-after area. The driveway ensures convenient and secure parking for residents and visitors alike. This property combines the best of both worlds, offering desirable outdoor space and dedicated parking, all within a prime and accessible Horsham location.







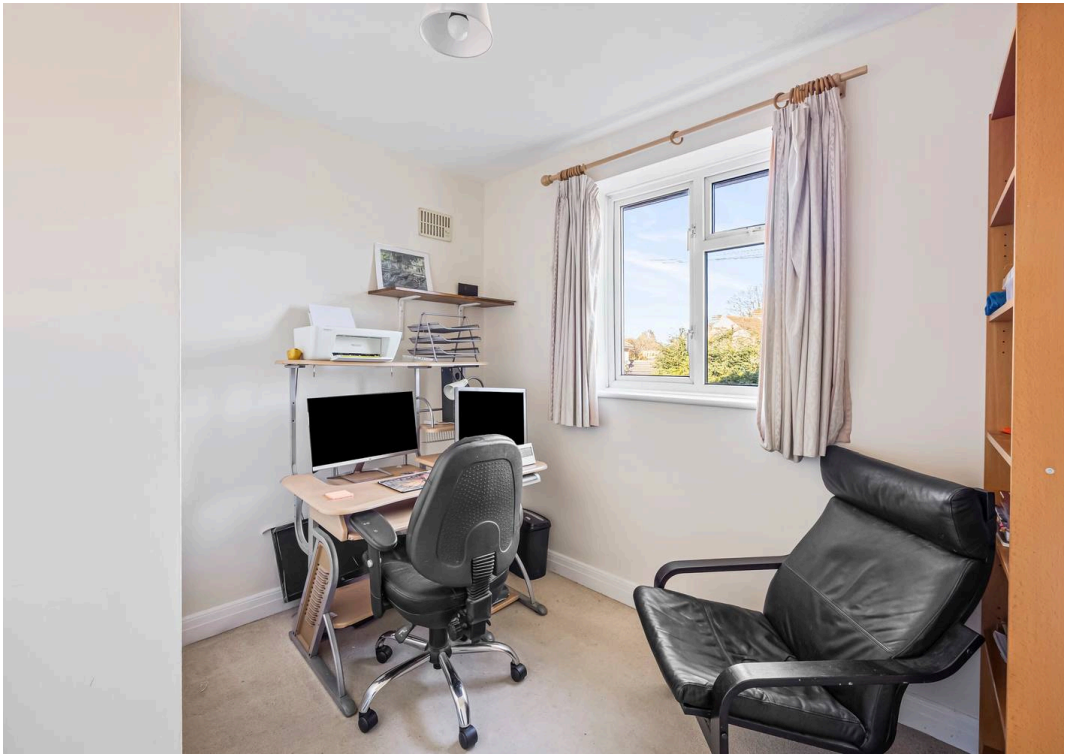


## FIRST FLOOR



Approximate Area = 469 sq ft / 43.6 sq m  
Total = 469 sq ft / 43.6 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.

Please note - this property has a substantial lease of 170 years with No ground rent or maintenance charges.

Council Tax band: B

Tenure: Leasehold











## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.