



St. Leonards Road, Horsham

Guide Price **£500,000**


Henry Adams
estate agents

St. Leonards Road

Horsham

Offered to the market with **no onward chain**, this attractive **three-bedroom semi-detached family home** is ideally situated within a **highly sought-after residential location**, offering excellent access to well-regarded local schools, amenities, and transport links.

The property provides well-balanced and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a bright and spacious living room perfect for relaxing and a dining room for entertaining, a well-appointed kitchen overlooking the rear large beautiful garden.

A convenient **ground floor cloakroom** further enhances the practicality of the home.

To the first floor, there are **three well-proportioned bedrooms** along with a family bathroom, making the property perfectly suited for growing families or buyers looking for comfortable living space.

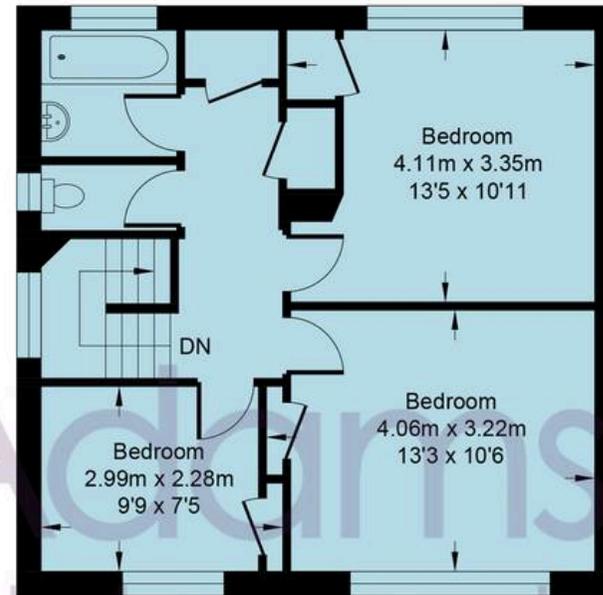
Externally, the property truly excels with a **generous west-facing rear garden**, ideal for enjoying afternoon and evening sunshine, outdoor dining, and family activities. To the front, the home benefits from **driveway parking and a garage**, providing ample off-road parking and additional storage.







GROUND FLOOR



FIRST FLOOR

St. Leonards Road



Approximate Area House 1 = 1119 sq ft / 104.0 sq m
 Total = 1119 sq ft / 104.0 sq m

For identification only - not to scale



Combining spacious accommodation, a desirable setting, and the added advantage of **no onward chain**, this fantastic home represents an excellent opportunity for families, first-time buyers, or investors alike. Early viewing is highly recommended.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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.