



# Crawley Road, Horsham

Guide Price £350,000

# Crawley Road

Horsham

This charming two bedroom semi detached Victorian property offers a wonderful blend of period character and modern convenience, ideal for first time buyers, professionals, or small families. The home features two separate reception rooms, providing flexible living and dining spaces filled with natural light and original features.

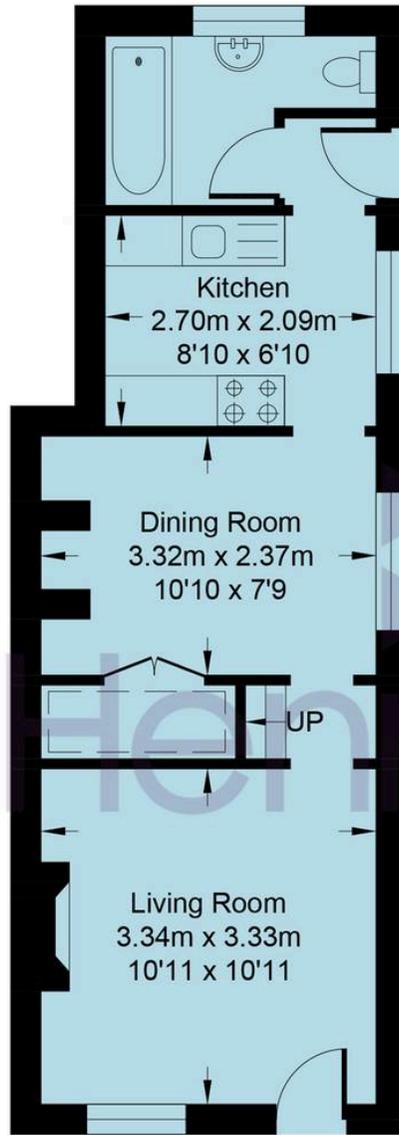
The kitchen is well appointed, offering ample storage and workspace, with direct access to the rear garden. Upstairs, there are two well proportioned bedrooms, the family bathroom is modern and situated on the ground floor to the rear of the property all thoughtfully arranged to maximise comfort and privacy.

The outside space is a particular highlight, featuring a generous sized rear garden that offers both privacy and versatility. The garden is mainly laid to lawn, with mature borders and established shrubs providing a pleasant outlook and a sense of seclusion.

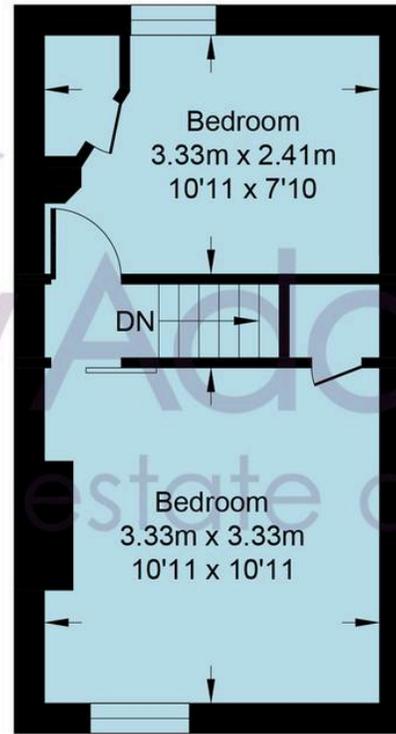
There is ample space for outdoor dining, entertaining, or simply relaxing in the sunshine. The surrounding area is peaceful and residential, with easy access to countryside walks and green spaces, making this property an excellent choice for those seeking a balance between town and country living. Early viewing is highly recommended to fully appreciate all that this delightful home and its outdoor space have to offer.





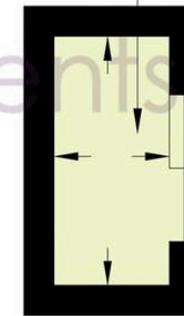


GROUND FLOOR



FIRST FLOOR

Utility Shed  
2.47m x 1.15m  
8'1 x 3'9



OUTBUILDING

## Crawley Road

Approximate Area = 592 sq ft / 55.0 sq m  
 Outbuilding = 30 sq ft / 2.8 sq m  
 Total = 622 sq ft / 57.8 sq m  
 For identification only - not to scale





The property is situated within easy reach of local amenities, including shops, cafes, and transport links, with a nearby train line providing straightforward access to surrounding towns and the city. Well regarded schools are close by, making this an appealing choice for families seeking a convenient and community oriented location. The nearby countryside and St Leonards Forest offer excellent opportunities for outdoor recreation and scenic walks, enhancing the appeal of this attractive home.

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: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







## Henry Adams – Horsham

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