



St. Leonards Road, Horsham

Guide Price **£425,000**


Henry Adams
estate agents

St. Leonards Road

Horsham

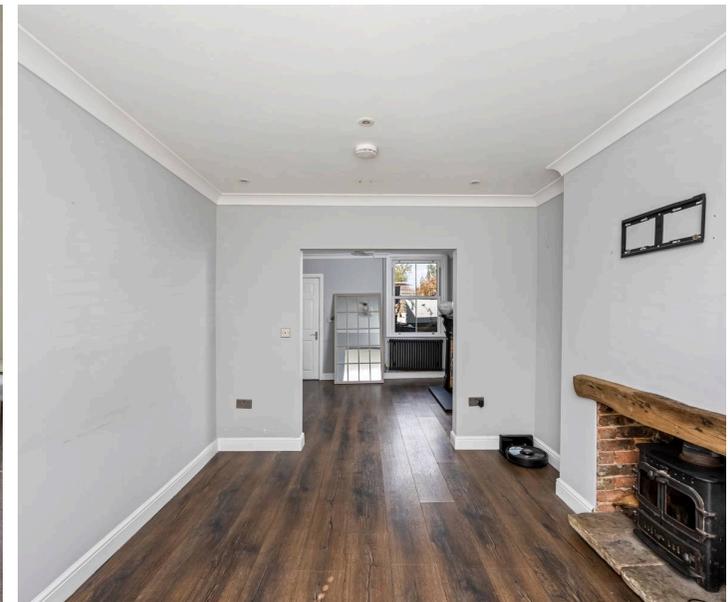
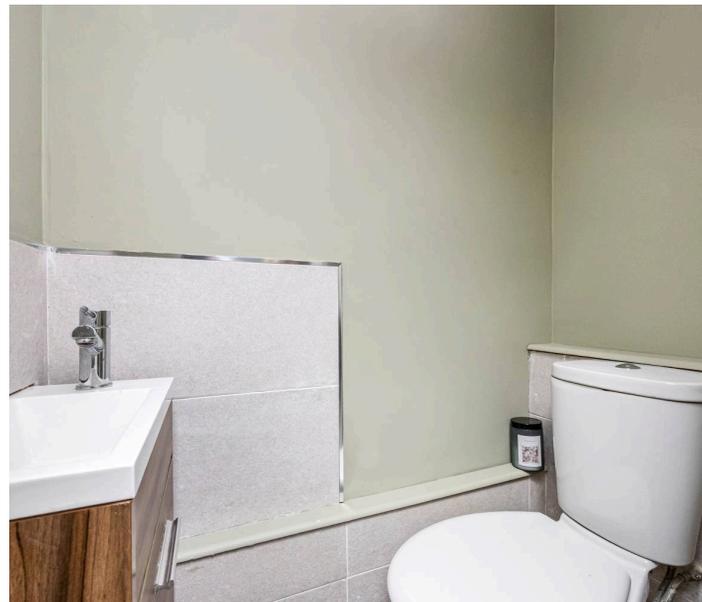
This beautifully presented two-bedroom Victorian semi-detached home combines timeless period charm with stylish modern living, offering an exceptional opportunity in a highly desirable location.

From the moment you step inside, the property impresses with its elegant proportions and abundance of natural light. Two generous reception rooms provide superb versatile space, perfect for both relaxed everyday living and sophisticated entertaining. A wealth of original features, sash windows and striking feature fireplaces, add character and distinction throughout.

The contemporary kitchen is both stylish and practical, offering ample storage and workspace—ideal for busy households and those who love to cook and entertain.

Upstairs, two spacious and well-appointed bedrooms provide comfortable accommodation, complemented by a beautifully finished family bathroom.

Outside, the attractive rear garden offers a private and tranquil setting, and a patio area perfect for al fresco dining, summer gatherings or simply unwinding.







Saint Leonard's Road

Approximate Area = 899 sq ft / 83.6 sq m

Total = 899 sq ft / 83.6 sq m

For identification only - not to scale



Perfectly positioned within easy reach of excellent local amenities, well-regarded schools and transport links, this outstanding home is ideal for professionals, couples or small families alike.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C







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.