



## Rushams Road, Horsham

Guide Price £525,000

# Rushams Road

Horsham

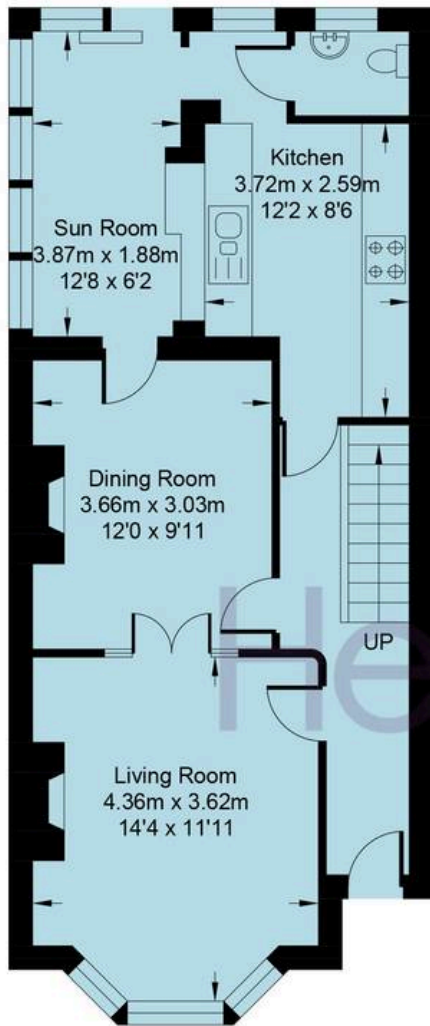
Situated on the West Side of Horsham town centre, The property offers a superb blend of living and bedroom space totalling 1,301 Sq.Ft (approx..) boasting two spacious reception rooms with feature fireplaces as you would expect of a house of this period. Stepping through the front door you are greeted by a welcoming reception hallway with features such as wooden floors beautifully restored by the current vendors. To the left of the hallway is the sitting room which features a large bay window with shutters and a beautiful fireplace.

The second reception room which is currently used as a dining room also benefits from an attractive fireplace and is an ideal space to host guests and family, this then leads into the modern conservatory that provides a lovely space to maximise the benefit of the garden views. The kitchen itself is spacious and bright, with ample work top space, integrated appliances and plenty of storage. Also of note to the ground floor is a convenient downstairs W/C, enhancing the practicality of the home.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample built in storage options and natural light. The stunning bathroom is a presented very well featuring a luxurious roll-top bath and separate shower. Additionally, the property includes a loft converted third bedroom which is currently utilised as a work from home.



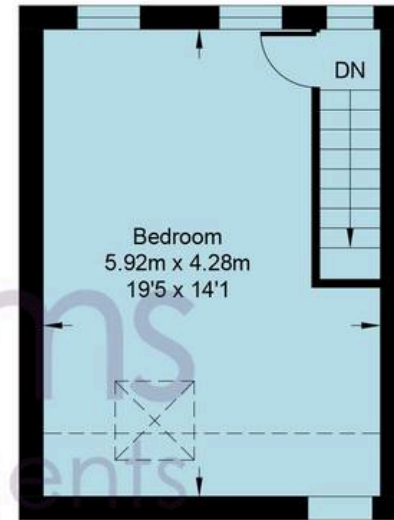




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Rushams Road

Approximate Area = 1301 sq ft / 120.8 sq m  
 Total = 1301 sq ft / 120.8 sq m  
 For identification only - not to scale



A charming and spacious three-bedroom period property with excellent access to the mainline train station, Horsham Park, a selection of well regarded local schools and nearby countryside.

Ideally located in a highly sought-after area, this home enjoys wonderful views from the front of the property overlooking a church.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

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.