



Clarence Road, Horsham

Guide Price £600,000

Clarence Road

Horsham

This charming four-bedroom, two-bathroom semi-detached home seamlessly blends period elegance with modern convenience. Arranged over three well-proportioned floors, the property is rich in character, featuring original cornicing, sash windows, and decorative fireplaces throughout.

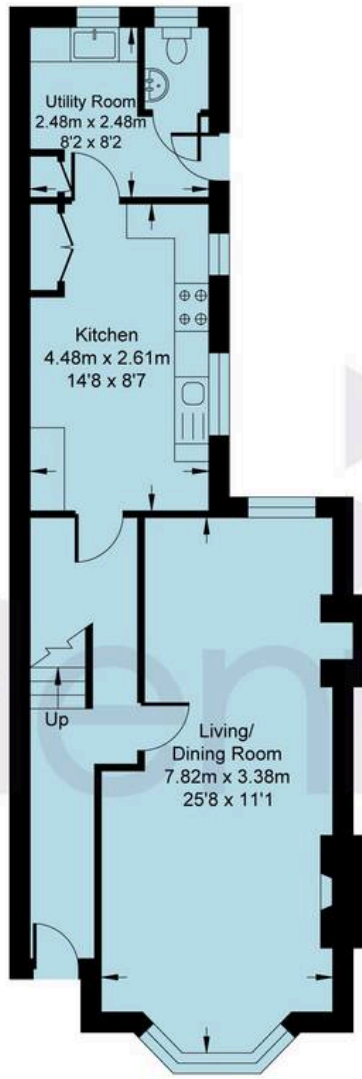
The spacious entrance hall leads through to a dual aspect bright and airy living/dining room, with a working fireplace, creating an ideal space for both relaxing and entertaining. The thoughtfully designed kitchen offers ample storage and space for a breakfast table, with direct access to a utility room and a ground floor WC—perfect for practical family living.

The accommodation is arranged over three floors, with three good sized bedrooms and a well-appointed family bathroom with underfloor heating and heated towel rail, located on the first floor. The second floor hosts an additional bedroom, complemented by a walk-in shower room which also has underfloor heating/ heated towel rail offering an ideal space for guests, a principal suite, or a private home office included on the second floor is a spacious walk in storage area.

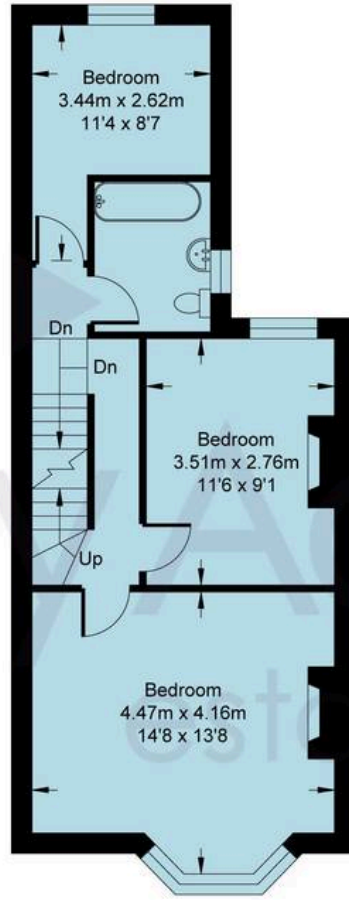
This delightful home is perfectly suited to families seeking a characterful property in a well-connected and popular setting.



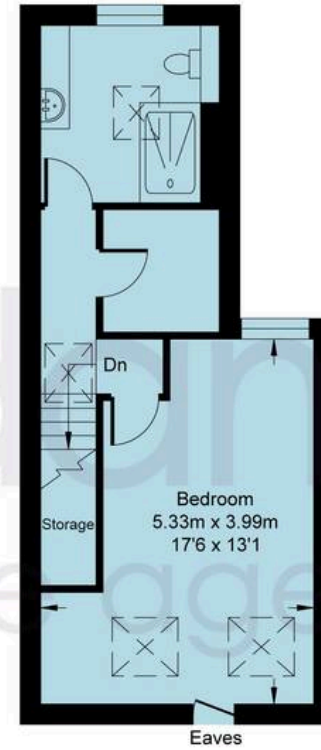




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Clarence Road



Approximate Area = 1388.11 sq ft / 128.96 sq m

Total = 1388.11 sq ft / 128.96 sq m

For identification only - not to scale



Outside, the property continues to impress. The beautifully maintained walled rear garden offers a peaceful and private retreat, with mature planting, well-stocked borders, and a generous patio area—ideal for al fresco dining or entertaining, also included is a large shed for storage. There is plenty of space for children to play or for keen gardeners to enjoy year-round interest.

To the front, a driveway provides off-street parking for two cars in a highly sought-after feature in this desirable location.

Situated within easy reach of Horsham town centre, the property benefits from excellent access to a wide range of shops, cafés, and local amenities. Horsham train station is also within walking distance, offering convenient links to London and surrounding areas.

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. 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.