



## Nelson Road, Horsham

Guide Price £255,000

# Nelson Road

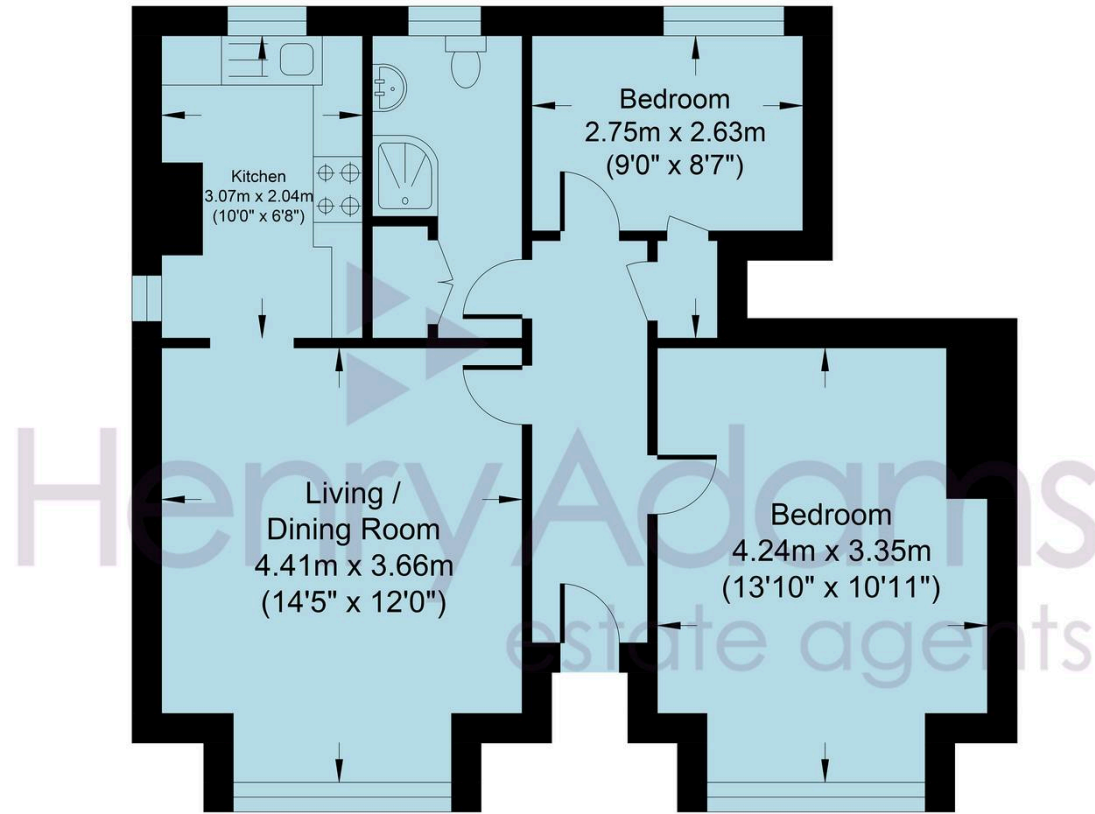
Horsham

This well-presented two bedroom ground floor masionette offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a comfortable and conveniently located home. The property features a spacious living room with ample natural light, a modern fitted kitchen and two good sized bedrooms. The bathroom is finished to a contemporary standard, Neutral décor throughout ensures the property is ready to move into, while double glazing and gas central heating contribute to a warm and energy-efficient living environment. The property is situated within easy reach of the local town centre, offering a range of shops, restaurants, and amenities. Horsham Park is also close by, providing green open spaces for leisure and recreation.

Outside, the property benefits from access to a shared courtyard at the rear, providing a private and secure area for relaxing or entertaining guests. The courtyard also offers practical benefits, with space suitable for parking a small car or motorbike (subject to size). On-street parking is available in the surrounding area, ensuring flexibility for residents and visitors alike. The location combines the convenience of town living with the advantage of outdoor space, making this an attractive and versatile property for a variety of lifestyles. Early viewing is highly recommended to appreciate all that this home has to offer.







GROUND FLOOR



## Nelson Road

Approximate Area = 568.65 sq ft / 52.83 sq m

Total = 568.65 sq ft / 52.83 sq m

For identification only - not to scale



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.

Agent note - this property is free of service charge or ground rent

Length of Lease - 162 years from 2014 till 2176

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







## 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.