



## 13 Market Square, Horsham

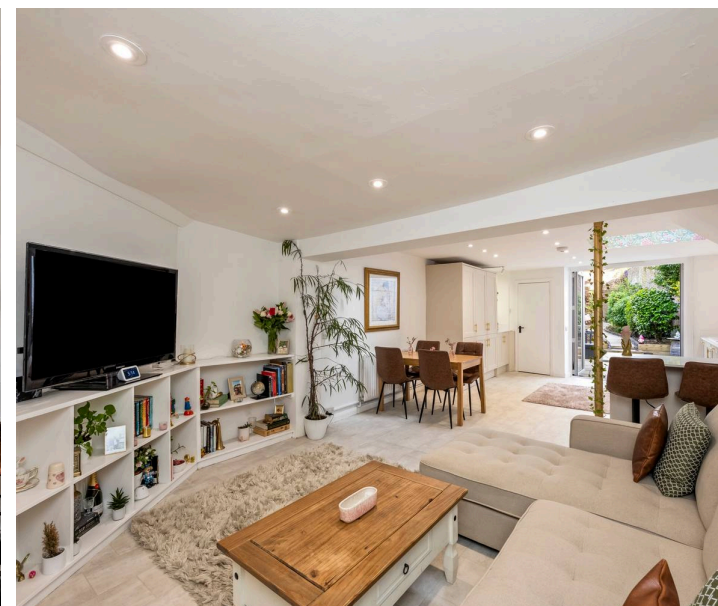
Guide Price £700,000

# 13 Market Square

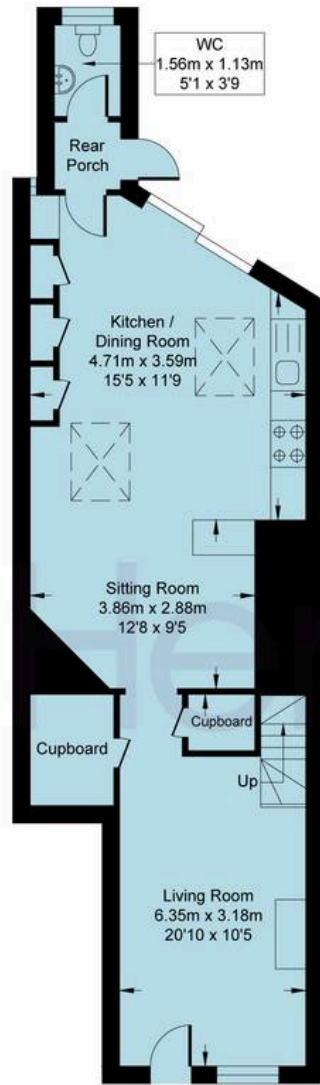
Horsham

This beautifully presented Grade II listed terraced house offers an exceptional opportunity to acquire a charming period property in the very heart of Horsham town centre. Arranged over three floors, the accommodation is thoughtfully designed to blend classic features with modern comforts, creating a warm and inviting atmosphere throughout. The ground floor comprises two elegant reception rooms, ideal for both formal entertaining and relaxed family living, as well as a convenient ground floor WC. The open plan kitchen, dining, and living area provides a versatile and sociable space, perfect for every-day family life and hosting guests. Upstairs, the first floor features two spacious double bedrooms, each benefiting from generous proportions and characterful period detailing, and a family shower room while the top floor is dedicated to a large main bedroom offering privacy and ample storage. The property is immaculately maintained, with period features such as decorative fireplaces, sash windows, and original woodwork adding to its timeless appeal.

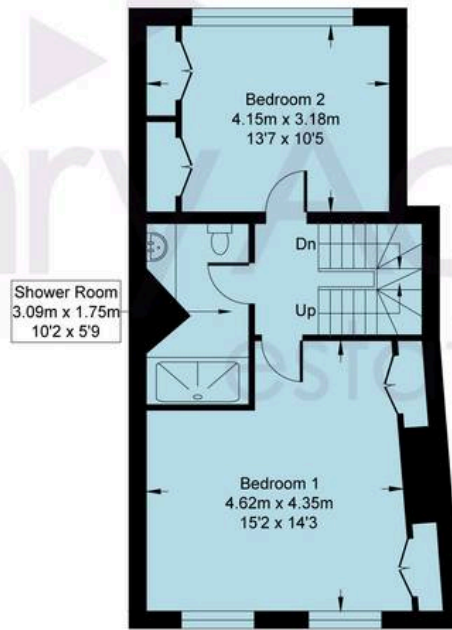
A particular feature of the property is the long, mature rear garden, offering a peaceful and private outdoor retreat rarely found in such a central location. Beautifully established with a variety of shrubs, planting, and greenery, the garden provides ample space for relaxation and recreation, while a generous patio area creates the perfect setting for al fresco dining, entertaining, and enjoying the warmer months.



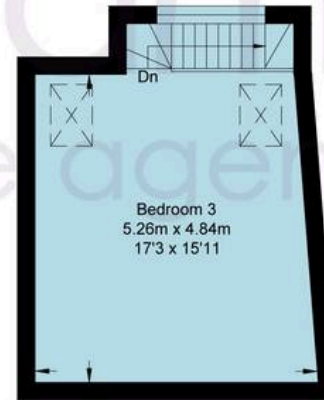




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## Market Square

Approximate Area = 1625.35 sq ft / 151.0 sq m  
For identification only - not to scale



Located within walking distance of Horsham's well regarded schools, a diverse range of local amenities, and the mainline train station (with direct links to London and the coast), this home is ideally positioned for both commuters and families seeking convenience and a vibrant community atmosphere. The property is further enhanced by a stylish bathroom, practical storage solutions, and tasteful décor that complements its historic character. This unique home represents a rare opportunity to enjoy the best of town centre living in a property that exudes both elegance and comfort.

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 as 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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

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.