



1 New Street, Horsham

Guide Price **£400,000**

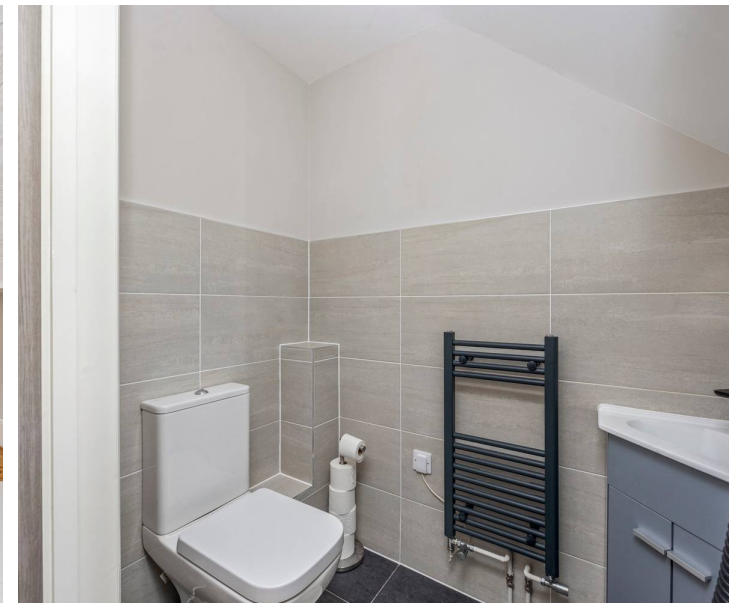

Henry Adams
estate agents

1 New Street

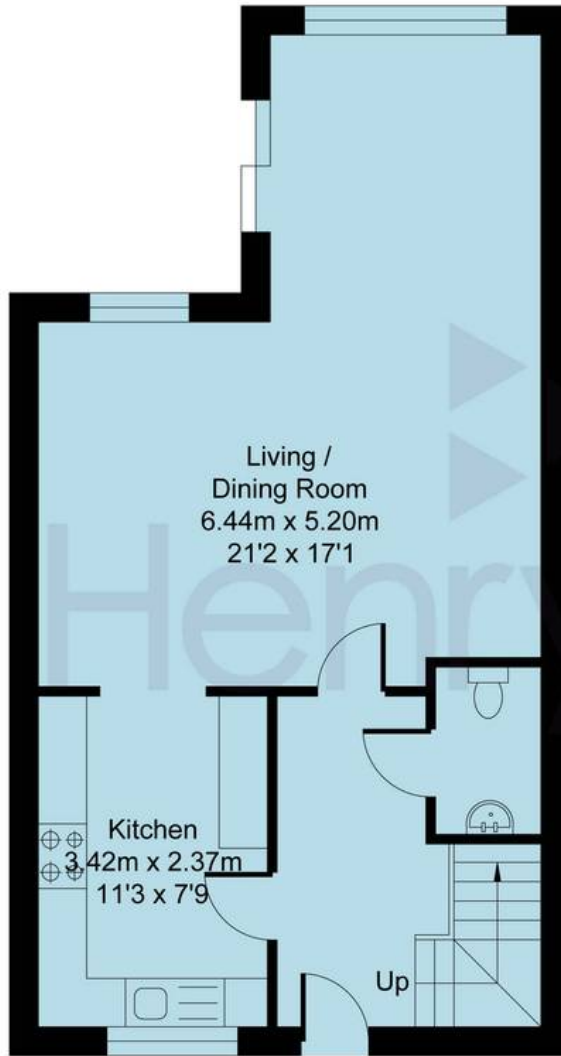
Horsham

This well-presented two bedroom, two bathroom mid-terrace house is situated in a highly sought after area of Horsham, offering excellent access to Horsham train station and a range of local amenities. The property features a welcoming entrance hall that leads to a spacious living /dining area, a modern kitchen fitted with integrated appliances, and a convenient ground floor WC. The open plan dining area is perfect for entertaining and benefits from patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, the main bedroom boasts an ensuite shower room, while the second double bedroom is served by a contemporary family bathroom. The property is ideally located for families, with well regarded junior and senior schools nearby, making it an attractive option for buyers seeking both comfort and convenience.

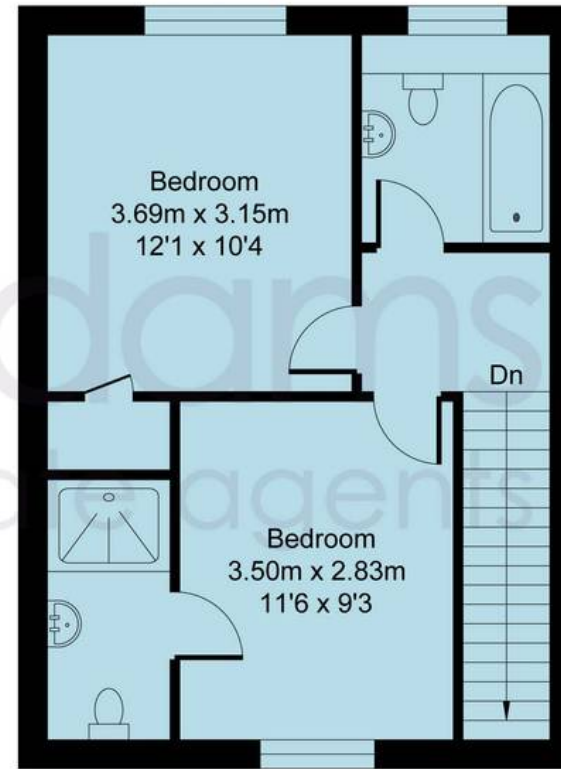
The outside space is equally appealing, with a private rear garden that provides a tranquil retreat for relaxation or al fresco dining. The garden is ideal for summer barbeques or enjoying your morning coffee. Low maintenance while secure fencing ensures privacy and safety for children or pets. The property also benefits from allocated parking, providing hassle-free access for residents and visitors alike. This property combines modern living, practical features, and a desirable location, making it a superb choice for professionals, couples, or young families looking to settle in Horsham.







GROUND FLOOR



FIRST FLOOR



New Street

Approximate Internal Area = 905 sq ft / 84.10 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 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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.