



Trafalgar Road, Horsham, West Sussex RH12 2QD
Guide price £329,500

& LINES
James

31 Trafalgar Road

**** OFFERED FOR SALE WITH NO ONWARD CHAIN****

A two bedroom semi-detached house, conveniently situated on the favoured West side of town and benefiting from off road parking.

Location

The property is located on Trafalgar Road which provides superb access to all the amenities on offer within this popular market town. The town centre and mainline station offer services to London Victoria in just under an hour, are located in walking distance. Horsham's popular park with leisure facilities and bustling café is also a short walk away.

Horsham is a thriving town with a number of independent and high-street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis at home. By car the A24 linking to the A264 is easily accessible and connects the road networks to London, Gatwick and the south coast.

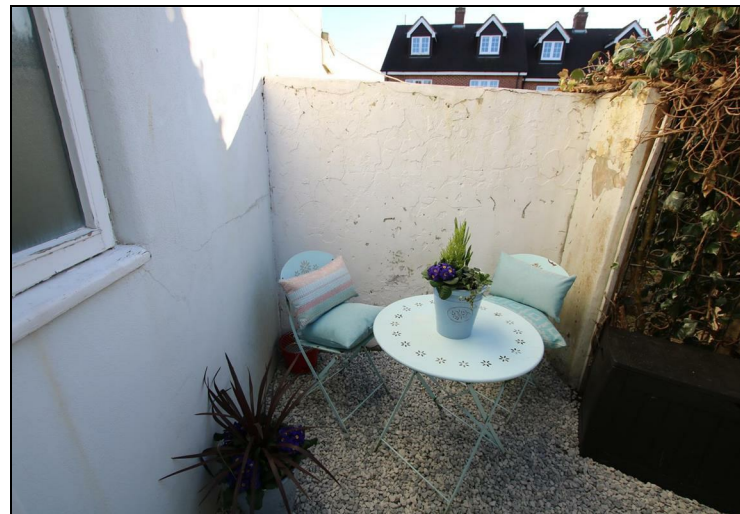
Property

On entering the property there is a lobby area providing room for coats and shoes and opens onto the sitting room. The sitting room features a large window to the front aspect with an open staircase at one end. The kitchen is fitted in range of eye and base level wood effect units with complementing black worktops with door leading to the outside space. The bathroom, which is located on the ground floor, benefits from a window allowing natural light, and is fitted in a white suite with shower over bath. A cupboard housing the immersion tank is also located in this room. Upstairs there are two good sized double bedrooms, one features a built-in cupboard.

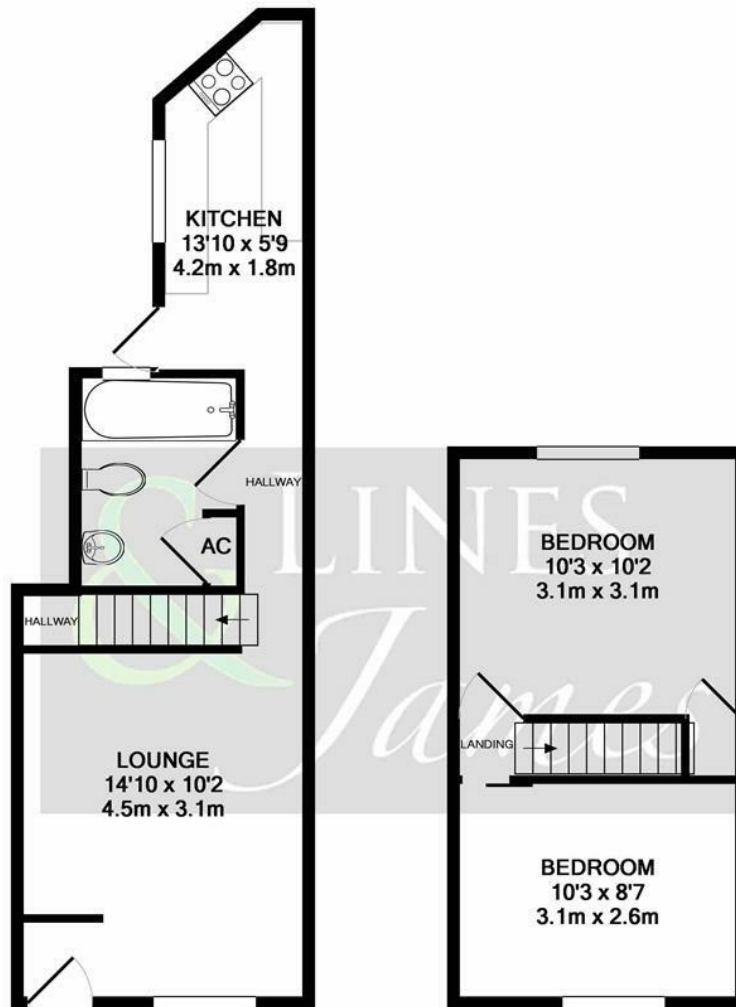
The property is predominately double glazed with gas central heating to radiators.

Outside

The property is set back from the road, with a shingle driveway providing driveway parking. To the rear there is an enclosed area of hardstanding with potential to create space for a bistro table and chairs.





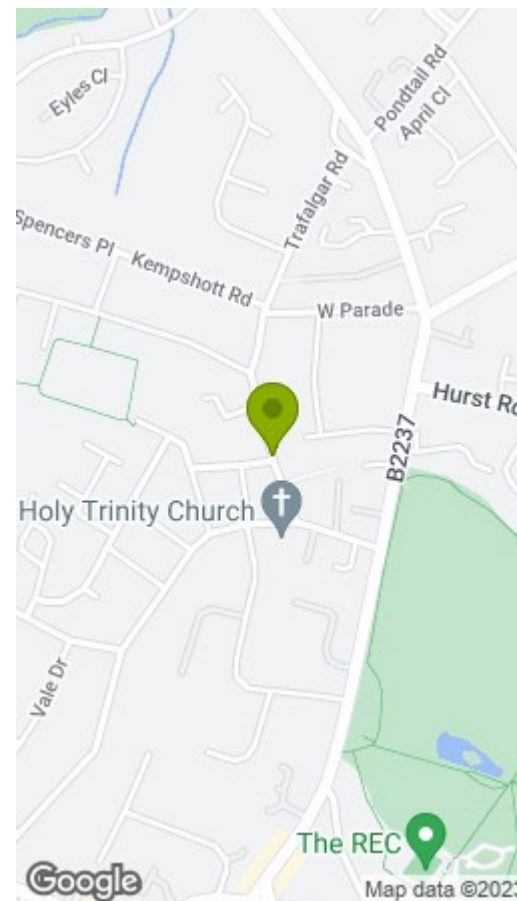


GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	England & Wales
		59	EU Directive 2002/91/EC

