



Percy Road, Horsham, West Sussex RH12 2JN
Asking price £395,000

& LINES
James

Percy Road, Horsham

- NO CHAIN
- POPULAR LOCATION
- SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZED BEDROOMS
- CHARACTER FEATURES
- ENCLOSED REAR GARDEN
- STREET PARKING

OFFERED FOR SALE WITH NO ONWARD CHAIN A three bedroom semi detached Victorian house situated on the favoured west side of Horsham, within walking distance of the town centre, mainline railway station and the wonderful outside space of Horsham Park.

Location

This semi-detached property is positioned in a desirable road on the west side of town. Conveniently, Horsham town centre, the mainline train station and park are all within walking distance, along with Greenway Academy and Trafalgar Infant schools. A well maintained recreation ground situated between the schools provides a playground and cricket club. Horsham boasts a wide range of retail shops, restaurants and cafes including a John Lewis home store and large Waitrose with the mainline railway station providing direct services to London Victoria in under an hour. By car the A24 linking to the A264/M23 can be easily reached, connecting a number of commuter routes.



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Property

This Victorian property provides spacious living, a number of period features allows the property to retain the charm one would expect with a property of this age. The accommodation comprises: Entrance hall, sitting room featuring bay window and working open fire with attractive solid wood surround, square arch to dining room with under stairs storage cupboard, opening to the kitchen which is fitted in a range of wood effect eye and base level units with complementing worktops, quarry tiled flooring complete the look. There is a rear lobby which leads to the family bathroom which is fitted in a white suite with shower over bath, the bathroom benefits from a window allowing natural light

Upstairs the main bedroom is a generous size and features a decorative fireplace and bay window, the second bedroom is a double and also features a decorative fireplace, a further single bedroom enjoys views over the rear garden.

The property has some double glazed units as well as some original sash windows and gas central heating to radiators.

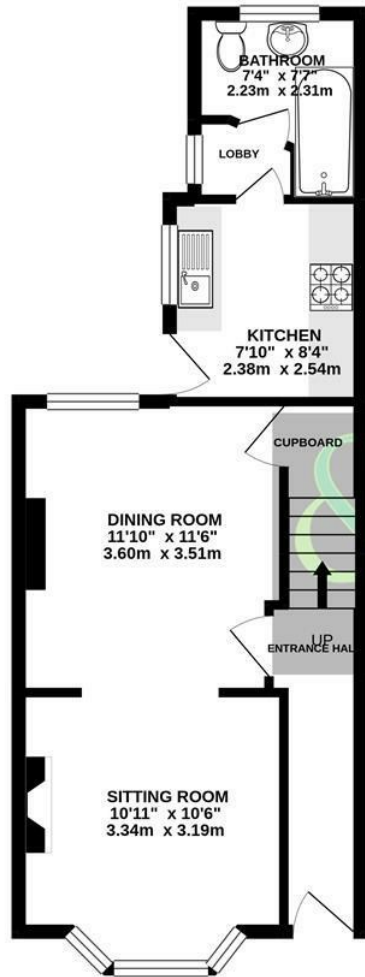
Outside

The front garden is walled with a paved area to the front, a flowerbed is positioned under the bay window with shrubs either side of the bay. A walled pathway leads to the rear garden. The rear garden is a good size with an area of hardstanding leading from the back door, a pathway through the lawn leads you to the end of the garden where a sheltered spot has been created ideal for taking time to rest. Established shrubs line the boundaries on either side.

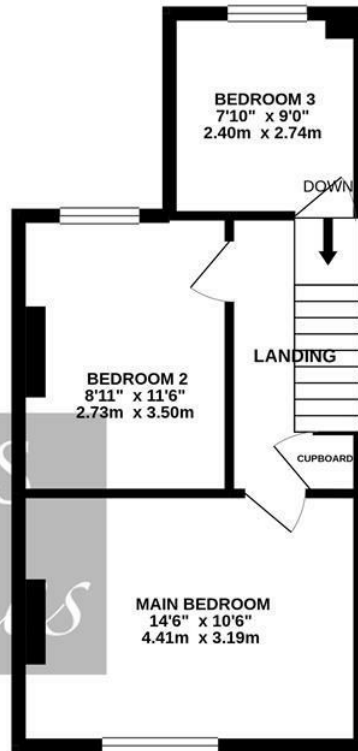




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	53	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	55	81

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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