



**Crawley Road,
Horsham, RH12 4ET**

**Asking Price
£425,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

Situated on the ever-popular Crawley Road, this property enjoys a convenient position offering easy access to Horsham town centre, local shops and well regarded schools. The area is ideal for commuters, with strong road links to the A264, A24 and A23, plus a mainline station nearby providing direct routes to London and the south coast. Green spaces and countryside walks are also within easy reach, giving a balance of town and outdoor living. The location appeals to families and professionals alike thanks to its accessibility, amenities and established residential feel.

PROPERTY

Tenure: Freehold

This charming three bedroom Victorian home offers generous proportions, character and excellent potential to extend (subject to the usual consents). The property is well suited to buyers seeking space and the opportunity to add value.

Inside, the home features a spacious layout with a separate kitchen, providing good storage and workspace, and clear separation from the living areas. A downstairs bathroom adds everyday convenience. The living and dining spaces offer good natural light and a welcoming feel typical of period homes.

Upstairs, the property comprises two large double bedrooms and a generous single bedroom, making it ideal for families, home working or guest space. The first floor also benefits from a shower room with WC, providing practical facilities for busy households.

Overall, this is a characterful home with high ceilings and a traditional layout, offering scope for modernisation or extension to the rear or loft (STPP). It presents a fantastic opportunity for buyers wanting a Victorian property they can tailor to their needs.

OUTSIDE & PARKING

The property benefits from a large rear garden, offering excellent outdoor space for families, entertaining or future extension potential. The garden provides plenty of room for landscaping, play areas or a garden office if desired. To the front, there is off-street parking for one vehicle, a valuable feature for this style of home. In addition, the property includes a garage, ideal for storage, a workshop or secure parking. The combination of garden size, parking and a garage makes this home particularly appealing compared to many similar period properties.





Buses

1 minute walk



Shops

Co-Op Food
2 minute walk



Trains

Littlehaven – 1 mile
Horsham – 1.1 miles



Airport

Gatwick
11.4 miles



Roads

M23
4.9 miles



Sport & Leisures

Pavilions in the Park
1.3 miles



Rental Income

£1,800 pcm



Schools

Oakfields Primary
Leechpool Primary
Milliais
The Forest School



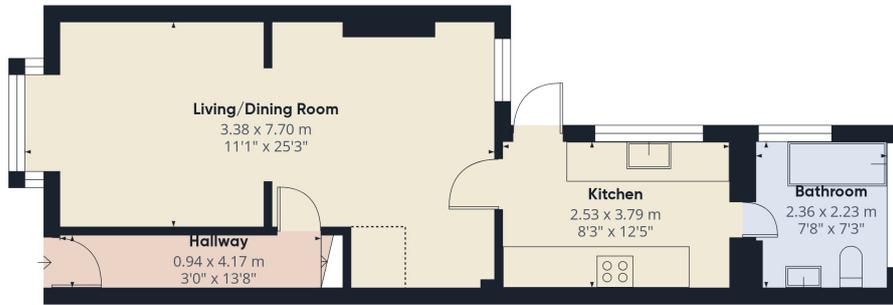
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area¹⁾
98.3 m²
1057 ft²

Reduced headroom
0.9 m²
9 ft²

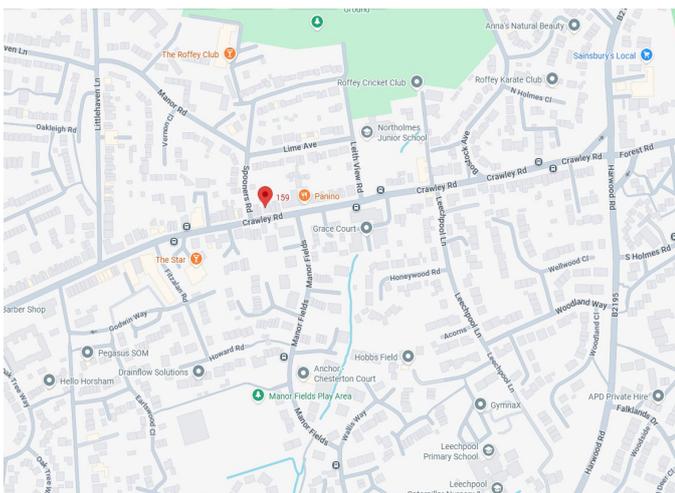
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

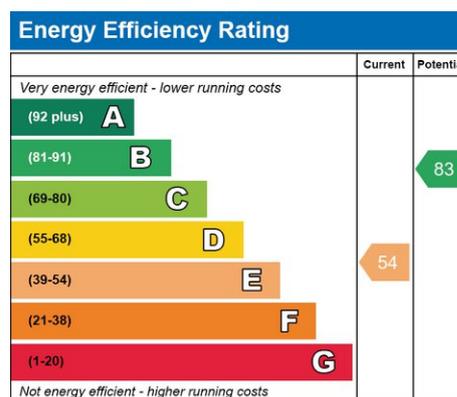
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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