



**St Leonards Road,
Horsham, RH13 6AP**

**Offers Over
£500,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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LOCATION

St Leonards Road is ideally located on the highly regarded east side of Horsham, offering excellent access to the town centre, mainline station, and a wide selection of well-regarded schools. Horsham is a vibrant and popular market town known for its excellent transport links, thriving café and restaurant scene, and strong community atmosphere. Horsham Park, Warnham Nature Reserve, and surrounding countryside walks are all within easy reach, providing a wonderful balance of town and outdoor living. This location is particularly appealing to families and commuters alike, offering convenience without compromising lifestyle.

PROPERTY

Tenure: Freehold

This beautifully presented Victorian semi-detached home offers spacious and flexible accommodation arranged over three floors, combining period character with contemporary finishes. The ground floor is welcoming and well laid out, featuring a bright sitting room with fireplace and a separate dining room that flows seamlessly into the modern kitchen, creating an ideal space for both everyday living and entertaining. A separate utility area adds further practicality.

The upper floors provide four well-proportioned bedrooms, offering excellent flexibility for family living, guests, or home working. A particular highlight is the newly fitted family bathroom, finished to a high standard and featuring both a bath and separate shower, complemented by elegant marble tiling for a luxurious, spa-like feel. Throughout the property, original Victorian features sit comfortably alongside modern improvements, creating a warm and stylish home with a strong sense of character and space.

OUTSIDE & PARKING

To the rear, the property enjoys a well-maintained garden laid mainly to lawn, with established borders and mature planting providing privacy and an attractive outlook. A patio area offers an ideal space for outdoor dining and entertaining, while a pathway leads to a timber-built storage shed. Parking is available on street to the front of the property, typical for this style of home and location, and offers convenient access for residents and visitors alike. The outside space perfectly complements the generous internal accommodation.



**Buses**

4 minute walk

**Shops**

Tesco Express
7 minute walk

**Trains**

Horsham – 1 mile
Littlehaven – 1.9 miles

**Airport**

Gatwick
12 miles

**Roads**

M23
6.3 miles

**Sport & Leisures**

Pavilions in the Park
1.2 miles

**Rental Income**

£1,950 pcm

**Schools**

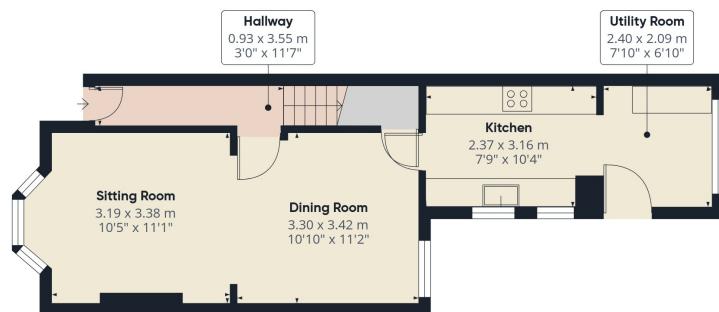
Heron Way Primary
Kingslea Primary
The Forest School
Millais

**Fibre Broadband**

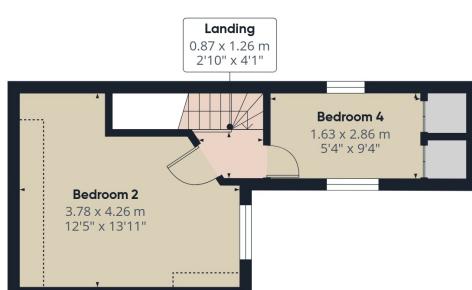
Up to tbc Mbps

**Council Tax**

Band C

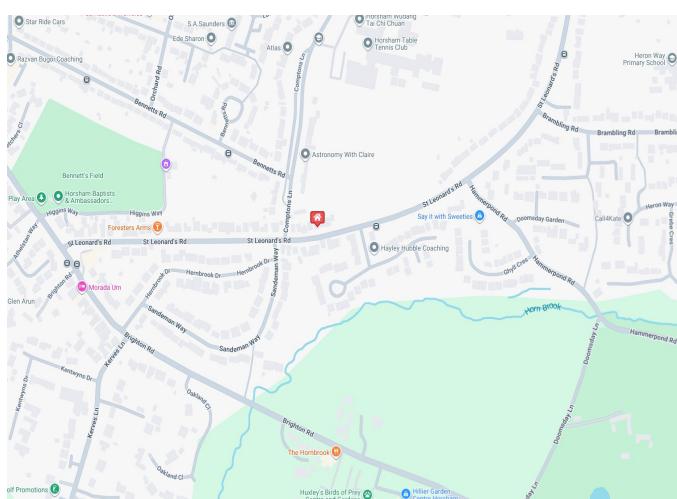


Floor 1



Floor 2

Map Location



Total Approximate Floor Area
1016 sq ft / 94.4 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
EU Directive 2002/91/EC			
England & Wales			

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor.

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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