



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

**Guide Price
£525,000**

**01403 272022
brocktaylor.co.uk**

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

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



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

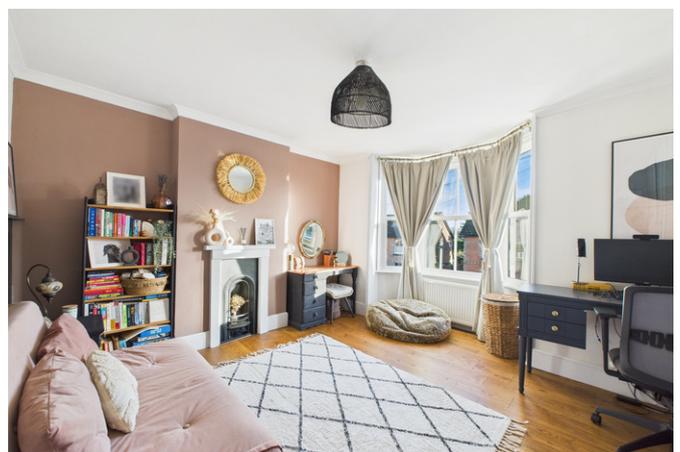
Tenure: Freehold

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
7minute 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

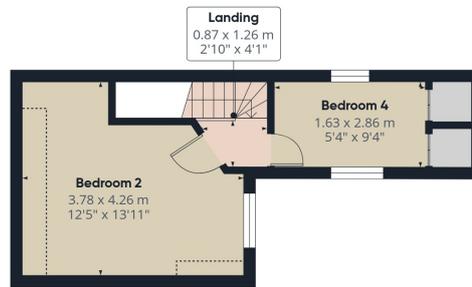
Band C



Ground Floor

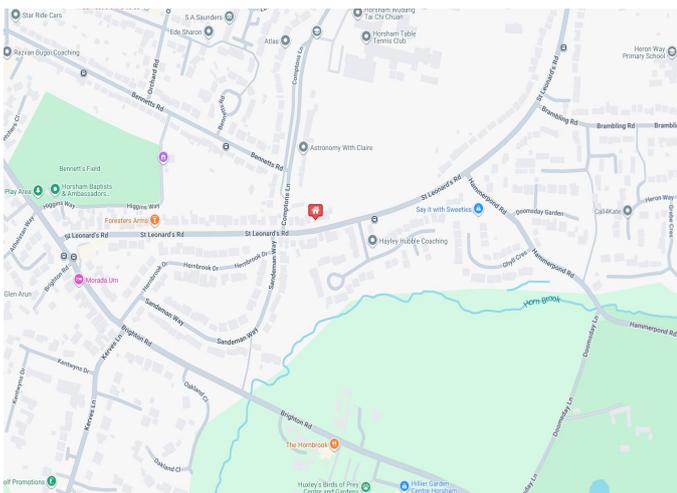


Floor 1



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		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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 no 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.

01403 272022

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HN

