



**Wellington Road,
Horsham, RH12 1DD**

**Offers Over
£550,000**

**01403 272022
brocktaylor.co.uk**

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

**Wellington Road,
Horsham, RH12 1DD**



LOCATION

Wellington Road enjoys a truly central Horsham setting, placing the town's amenities within easy reach. Horsham town centre offers a strong mix of national and independent retailers, restaurants and cafés, along with regular local markets in the Carfax. Horsham Park is nearby, home to The Pavilions In The Park leisure centre, open green space and recreational facilities. The Capitol Theatre and Everyman Cinema add to the town's appeal. Horsham railway station is within a 5 minute walk, providing direct links to Gatwick and London Victoria, while road connections via the M23 and M25 make the location convenient for commuters.

PROPERTY

Tenure: Freehold

This beautifully presented four-bedroom semi-detached home blends period character with thoughtful modern updates, resulting in a property that feels both stylish and highly practical. Every area has been carefully considered to maximise space and storage, creating a home that works effortlessly for modern living.

The separate living room features period detailing and a fireplace that adds warmth and focal appeal. The dining room is a standout space, enhanced by an exposed brick wall that brings texture and character, making it ideal for entertaining or family meals.

The kitchen is sleek and well designed, benefitting from natural light and a functional layout for day-to-day use. A modern downstairs bathroom adds flexibility and convenience. The basement provides valuable additional storage, helping keep the main living areas uncluttered.

Upstairs, four bedrooms offer versatile accommodation suited to families, guests or home working. This is a home that successfully combines charm and modern comfort, appealing to buyers who appreciate character without compromising practicality.

OUTSIDE & PARKING

The generous rear garden is a key feature of the home. A paved patio sits directly off the house, creating a natural space for outdoor seating and entertaining. Steps lead up to a well-maintained lawn, with a stepping-stone pathway guiding you through the garden to the rear. A garden shed provides useful storage, and the space is enclosed by fencing and brick boundaries for a defined, private feel. The garden offers both usability and manageable upkeep. On-street parking is available on Wellington Road for residents and visitors.





Buses

1 minute walk



Shops

Town Centre
4 minute walk



Trains

Horsham
7 minute walk



Airport

Gatwick
14.5 miles



Roads

M23
6.9 miles



Sport & Leisures

Pavilions in the Park
7 minute walk



Rental Income

£2,400 pcm



Schools

St Mary's CofE Primary
Kingslea Primary
The Forest School



Fibre Broadband

Up to 1600 Mbps

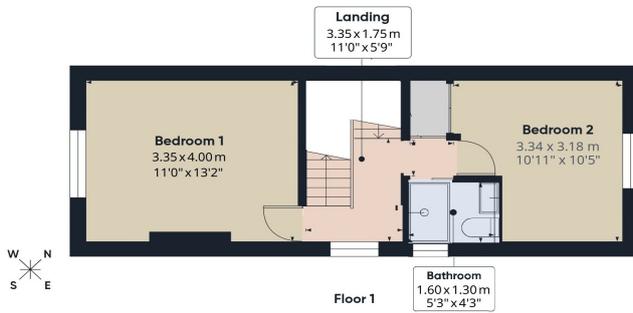


Council Tax

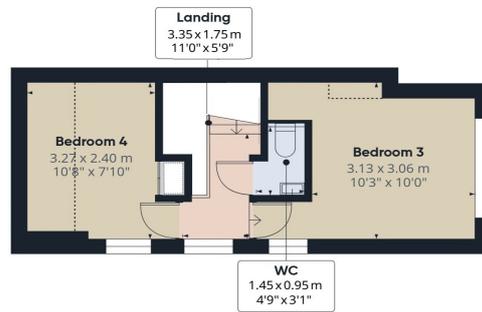
Band D



Ground Floor



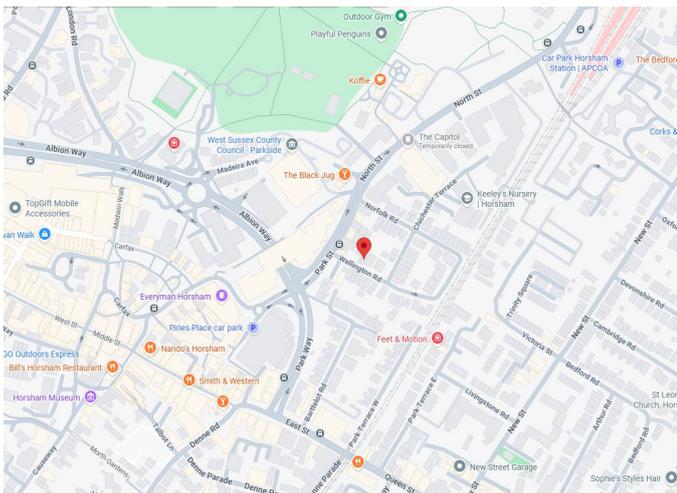
Floor 1



Floor 2



Map Location



Total Approximate Floor Area
1248 sq ft / 116 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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

