



**Clarence Road
Horsham, RH13 5SG**

**Asking Price
£700,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Clarence Road enjoys a superb location just a short stroll from Horsham's vibrant town centre. Residents benefit from immediate access to an array of independent shops, restaurants, and cafes, as well as Waitrose, Sainsbury's, and John Lewis. Horsham Park and The Pavilions leisure centre are within easy reach, offering green space and family-friendly activities. The mainline train station is under a mile away, providing regular services to London and the South Coast. Excellent local schooling options, including Millais and The Forest School, are nearby. This location blends convenience, community, and charm - perfect for families and professionals alike.

PROPERTY

Tenure: Freehold

This beautifully presented four-bedroom period home blends classic Edwardian character with stylish modern updates. Spread across three floors, the property offers generous proportions throughout. The front reception room, featuring a bay window and original fireplace, provides a cosy yet elegant space for relaxing. Beyond, the open-plan kitchen/dining room is the heart of the home, with contemporary units, marble worktops and an oak breakfast bar.

Upstairs, the first floor offers a spacious principal bedroom, complete with built-in storage and a modern ensuite shower

room. This floor also includes a second generous double bedroom, a well-sized single bedroom, and a stylish family bathroom. The second floor features a bright and airy bedroom with Velux windows, built-in storage, and a tranquil ambiance-ideal for relaxation or a home office.

Period detailing, including high ceilings and cornices, is beautifully preserved. The home is immaculately maintained and move-in ready, while offering scope to personalise further. With ample space for family life and entertaining, this is a rare opportunity to own a stylish and substantial home in one of Horsham's most sought-after roads.

OUTSIDE & PARKING

The rear garden is a beautifully landscaped, low-maintenance haven, finished with gravel and framed by mature planting and lush greenery that ensures both privacy and tranquility. Thoughtfully arranged seating and dining areas create the perfect setting for outdoor living. A stylish summer house with bi-fold doors offers a peaceful retreat, ideal for relaxation or creative escape. At the far end of the garden, two additional outbuildings add versatility - one currently serving as a gym with potential to become a home office or studio, and the other providing practical storage. With its west-facing aspect, the garden enjoys plenty of afternoon sun. At the front, residents benefit from on-street permit parking on this peaceful, tree-lined road.





Buses

6 minute walk



Shops

Town Centre
10 minute walk



Trains

Horsham
6 minute walk



Airport

Gatwick
12.1 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
12 minute walk



Rental Income

£tbc pcm



Schools

Kingslea Primary
St Mary's CofE Primary
The Forest School
Millais



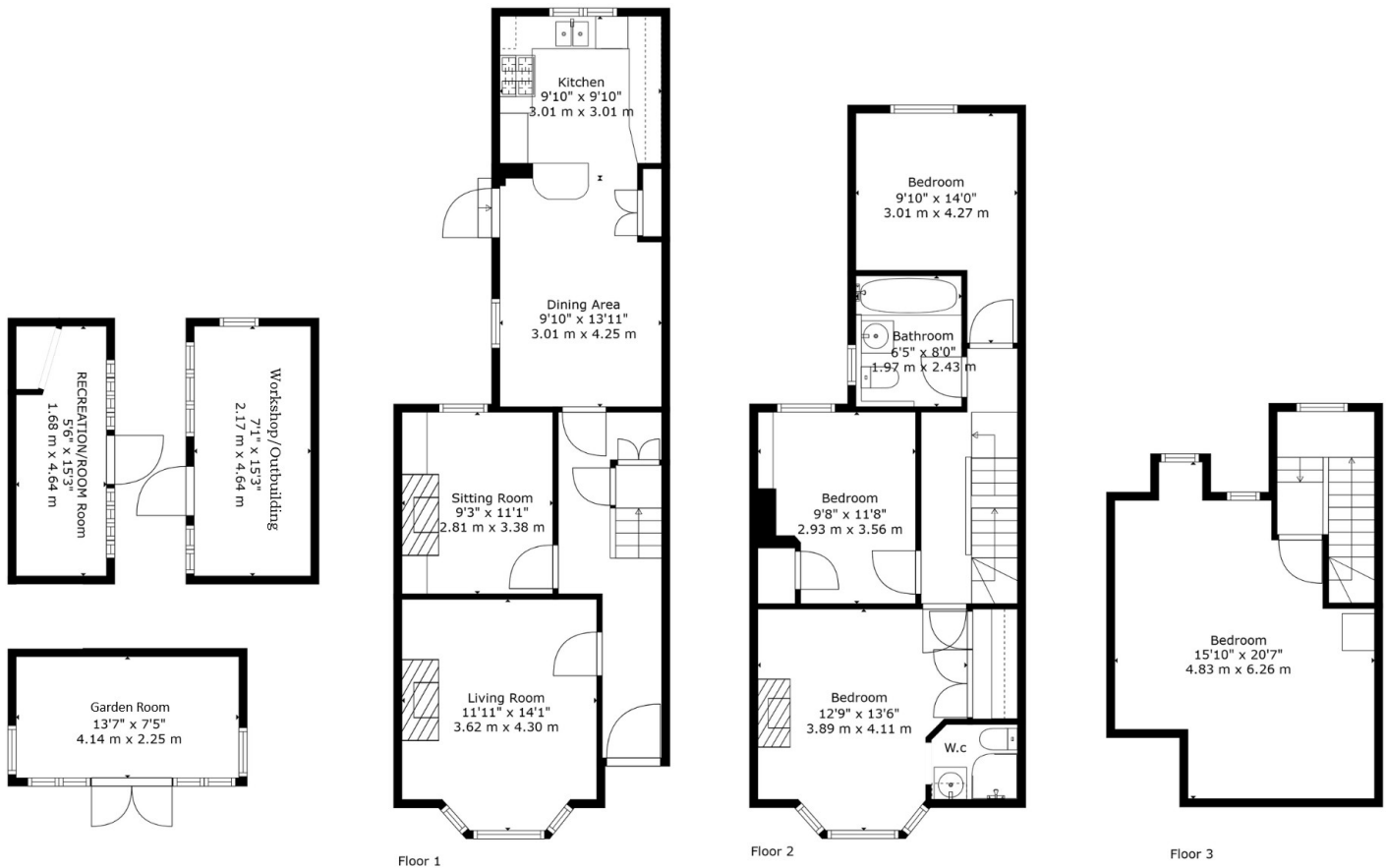
Broadband

Up to tbc Mbps

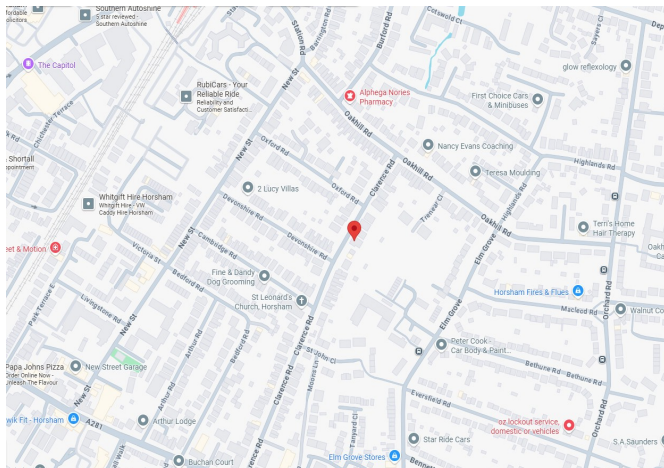


Council Tax

Band D



Map Location



Total Approximate Floor Area
1,654 sq ft / 154 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			
England & Wales		60	75
		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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