



**Devonshire Road
Horsham, RH13 5EF**

£775,000

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

Devonshire Road, Horsham, RH13 5EF



LOCATION

This attractive period property is set within an enviable location, just 0.4 miles distant from the town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station is a short stroll away (0.3 miles), and has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, The Forest School and Millais Secondary Schools.

PROPERTY

Tenure: Freehold

This beautifully presented five-bedroom Victorian semi-detached home effortlessly combines timeless period charm with sophisticated modern upgrades. Spanning three spacious and well-appointed floors, the property boasts a wealth of original features, including high ceilings, intricate cornicing, and grand sash windows that bathe each room in natural light. The ground floor offers an inviting front reception room with a striking feature fireplace, perfect for relaxing or entertaining. To the rear, a contemporary open-plan kitchen and

dining area provides a stylish yet practical heart to the home, ideal for family life and social gatherings. Upstairs, the five generously sized bedrooms offer remarkable flexibility, whether for family accommodation, guest suites, or home working spaces. The home has been thoughtfully modernised throughout, with updated fittings and finishes that enhance, rather than overshadow, the original period detailing. Every corner of this property has been carefully curated to create a warm, elegant living environment that honours its Victorian heritage while meeting the needs of modern living.

OUTSIDE

At the front of the property, a charming porch with traditional Victorian tiling creates a warm and characterful welcome. To the rear, the garden has been recently landscaped to offer a bright, low-maintenance outdoor space ideal for everyday convenience. A standout feature is the hidden 'secret' garden area, bathed in sunlight throughout the day and perfect to retreat and relax in during the warmer summer months. Another key highlight is the impressive 21'4 x 10'2 garden room, currently set up as a gym but versatile enough to serve as a home office, studio, or hobby space. Although off-street parking isn't available, there is plenty of on-street permit parking nearby. Plus, with Horsham station just a 5-minute stroll away, commuting without a car is effortless. This delightful home combines the advantages of central town living with the tranquility of a private garden escape.





Buses

7 minute walk



Shops

Town Centre
13 minute walk



Trains

Horsham
5 minute walk



Airport

Gatwick
12.2 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£tbc pcm



Schools

Kingslea Primary
Heron Way Primary
The Forest School
Millais



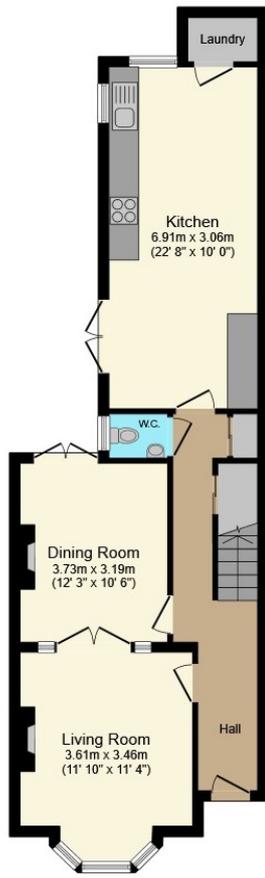
Broadband

Up to tbc Mbps



Council Tax

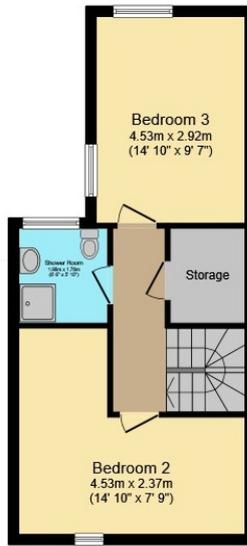
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Ground Floor



First Floor

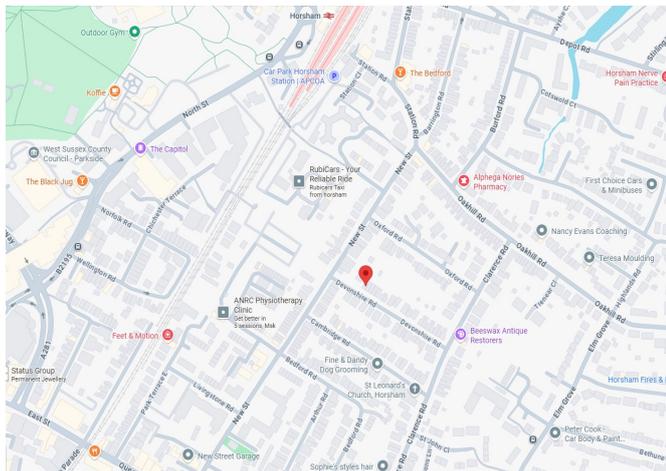


Second Floor



Outbuilding

Map Location



Total Approximate Floor Area
1,817 sq.ft. / 168.8 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	64	75
(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

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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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