



9 The Plat

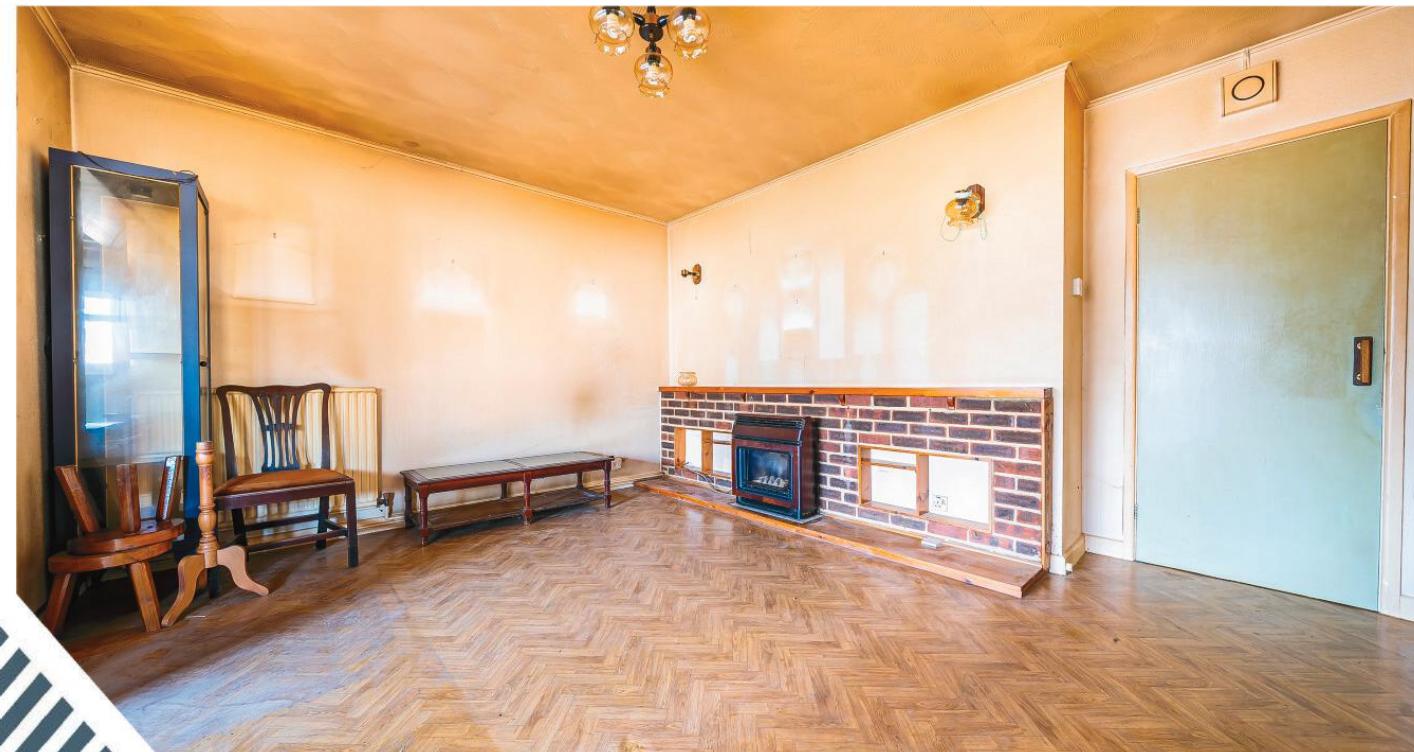
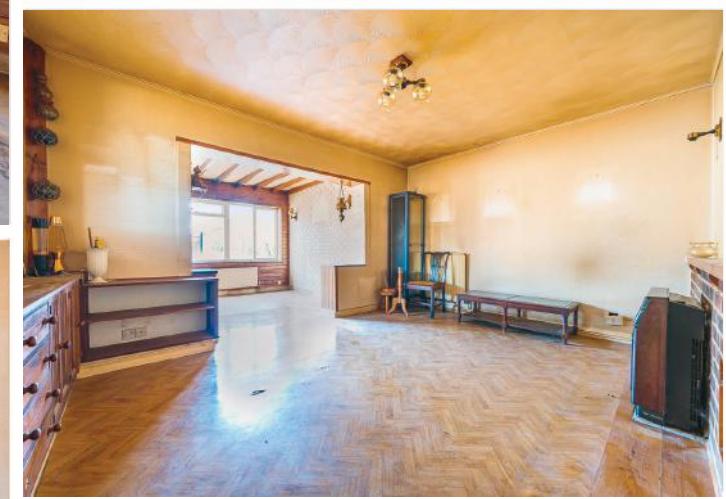
Horsham, West Sussex, RH12 2AE

www.alexharveyestateagents.co.uk

9 The Plat

A semi-detached, two-bedroom bungalow, in need of extensive renovations, situated on a mature plot with an east facing rear garden. Conveniently located in a sought-after road in Horsham, close to local amenities and a short distance from the town centre and the mainline railway station.

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- PLENTY OF POTENTIAL (STPP)
- KITCHEN WITH UTILITY ROOM
- DETACHED GARAGE
- CONVENIENT LOCATION



This rarely available and conveniently located bungalow, nestled in the highly sought-after west side of town, presents an exciting opportunity for those seeking a home with both character and potential.

Offering surprisingly spacious and versatile accommodation, this property is perfect for those with a vision to modernize and enhance, subject to the usual planning consents.

While in need of some renovations, the welcoming hallway provides access to both double bedrooms, bathroom and the sitting room.

Bedroom one, to the front of the property, has plenty of natural light from the bay window. Bedroom two is also located to the front of the property.

The centrally located sitting room offers a generous, versatile space with an archway leading to the dining room. Located to the rear, the dining room provides access to the utility room via sliding doors, which in turn leads into the 9'10 by 8'10 kitchen.

Beyond its existing layout, this semi-detached gem holds vast potential for those looking to extend or improve, making it an ideal choice for anyone eager to create their dream home. The property stands as a blank canvas, ready to be shaped according to your personal tastes and aspirations. Don't miss the chance to secure this rare find in a prime location—where convenience meets opportunity, and where your vision can become reality.

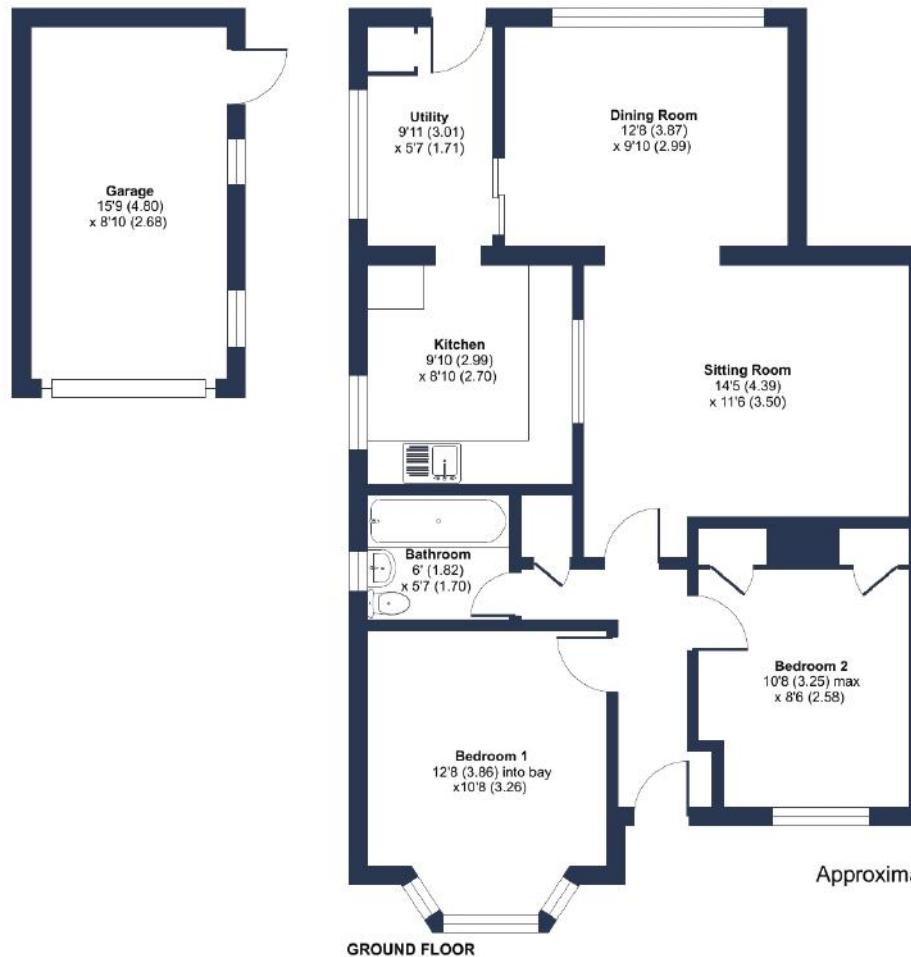


OUTSIDE

To the front of the property is a mature front garden with footpath leading to the front door. A shared driveway leads to the detached garage and a side gate providing access to the rear garden. This east-facing space is perfect for aspiring gardeners, with foreshadowing of the story yet to be told, mainly hard standing with mature planting and enclosed by panelled fencing.

Horsham is a popular market town in the county of West Sussex. For the commuter, Horsham mainline railway station is a short drive away, offering regular services to London and the south coast. The Carfax in the town centre is also a short distance away, offering a wide range of restaurants, services, and shopping facilities. A selection of schools, both private and state are within a short distance of this home.





Approximate Area = 828 sq ft / 76.9 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 966 sq ft / 89.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Alex Harvey Estate Agents. REF: 1246852

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.

Council Tax Band E. EPC-E.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk