



201 St Leonards Road

Horsham, West Sussex, RH13 6BE

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Alex Harvey
A passion for property

201 St Leonards Road

A beautifully presented, five-bedroom detached home situated on a mature plot with driveway parking, and west-facing rear garden. Located in a sought-after area of Horsham, close to local amenities and a short distance from the town centre and the railway station.

- FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY
- WEST-FACING REAR GARDEN
- SOUGHT-AFTER LOCATION



This fabulously located home offers spacious and versatile accommodation arranged over two floors, in the sought after St Leonards Road.

The welcoming hallway provides access to the ground floor accommodation consisting of sitting room, kitchen/dining room with utility, family room, and ground floor bedroom and shower room. The sitting room located at the front of the property is a lovely bright space. The kitchen/dining room is a real highlight of this home with plenty of natural light from the lantern ceiling and double doors leading into the garden. The kitchen is fitted with a variety of units with contrasting worktops including a central island with breakfast bar. Appliances include two Neff split-level electric ovens, a Neff induction hob with extractor over, integrated dishwasher and wine cooler, and space for an American-style fridge/freezer. The attached utility room has space with plumbing for a washing machine and dryer, and with an external door is ideal as a boot room. The family room has double doors into the garden and also leads to the ground floor double bedroom and shower room which make this home ideal for multi-generational families.

The stairwell leads to the first floor with three further double bedrooms, family bathroom, and a single bedroom. Bedroom one has the benefit of a luxurious ensuite shower room that includes Jack and Jill basins with storage under and a walk-in shower cubicle.

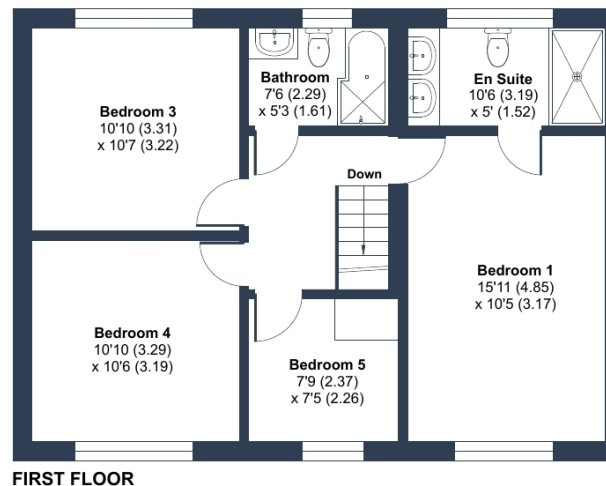
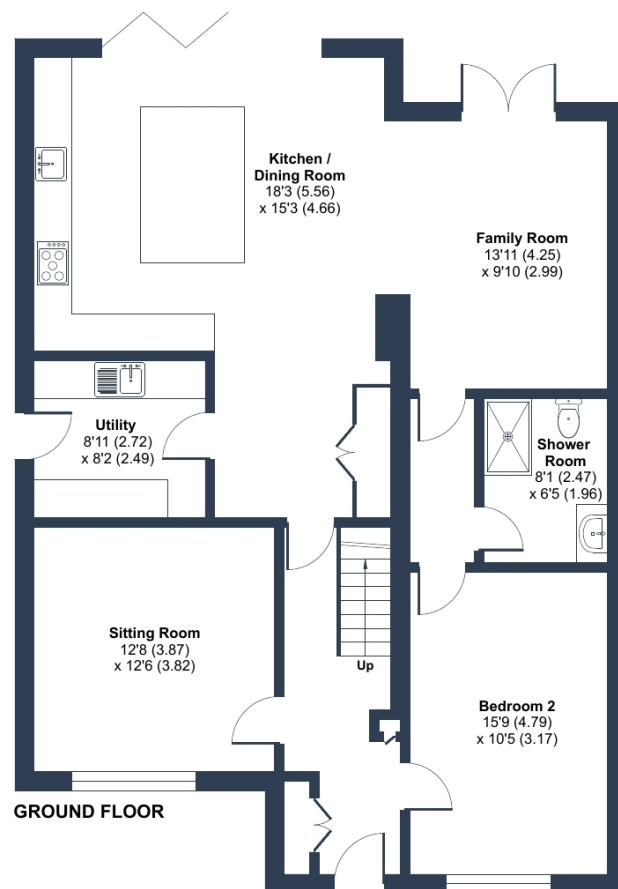


OUTSIDE

The property is approached via a block paved driveway, with parking for three cars, with an adjacent lawned front garden. A side gate leads to the west-facing rear garden, a lovely, fully fenced secluded space, mainly laid to lawn with mature flower beds and a garden shed. There is a generous patio that includes a covered area that provides the perfect space for alfresco dining and summertime entertaining.

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 = 1803 sq ft / 167.5 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). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1471079

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, however this could be subject to change. EPC-C.

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