



Gladstone Road, Horsham, West Sussex, RH12 2NN



woodlands



A very well presented two bedroom semi-detached period property, that has been enhanced and adapted by the current owners to work perfectly as a modern family home.

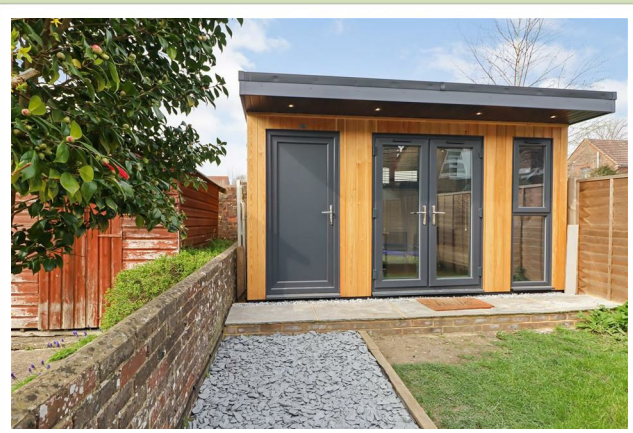
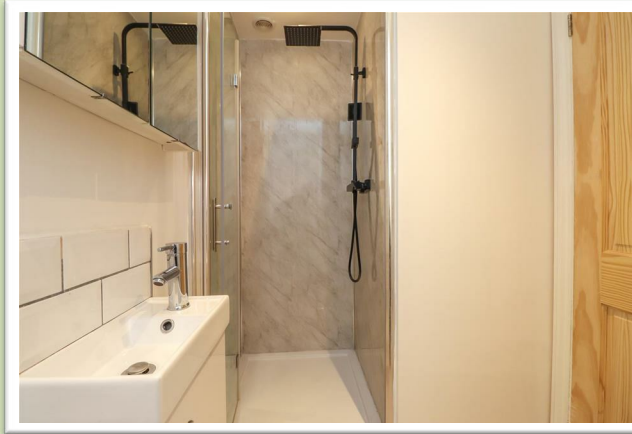
The location can't be beaten - just a short walk from Horsham station, and across the road is Horsham Park, filled with ample amenities for all the family. The property is also within easy walking distance to the bustling town centre with a wide range of bars and restaurants, independent shops and major retailers.

The front door leads into a good-sized dining room with feature bay window allowing plenty of natural light to fill the room. The living room is situated to the rear of the property, with a wood burning stove adding to the charm of this home for cosy nights in front of the telly. A well-equipped kitchen provides a range of base and wall units and there is a stylish family bathroom to the rear.

The first floor has been adapted by the current owners and now provides a large double bedroom to the rear, an additional second bedroom to the front, as well as a useful shower room.



Externally, the property has a lovely rear garden with a pathway leading to a fabulous home studio providing the perfect place for home working as well as an attached storage shed for large equipment such as lawn mowers and bikes.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise:

DINING ROOM 11'2" max x 11'7" max (3.40m max x 3.53m max)

INNER HALL

LIVING ROOM 11'8" max x 10'10" (3.56m max x 3.30m)

KITCHEN 7'2" x 9'7" (2.18m x 2.92m)

BATHROOM 7' x 5'11" (2.13m x 1.80m)

FIRST FLOOR

BEDROOM 11'8" max x 10'10" (3.56m max x 3.30m)

BEDROOM 11'6" max x 6'11" max (3.51m max x 2.11m max)

SHOWER ROOM 4'8" max x 8'11" max (1.42m max x 2.72m max)

OUTSIDE

REAR GARDEN

HOME STUDIO 9'1" x 7'4" (2.77m x 2.24m)

VERY WELL PRESENTED THROUGHOUT

CLOSE TO HORSHAM PARK & STATION

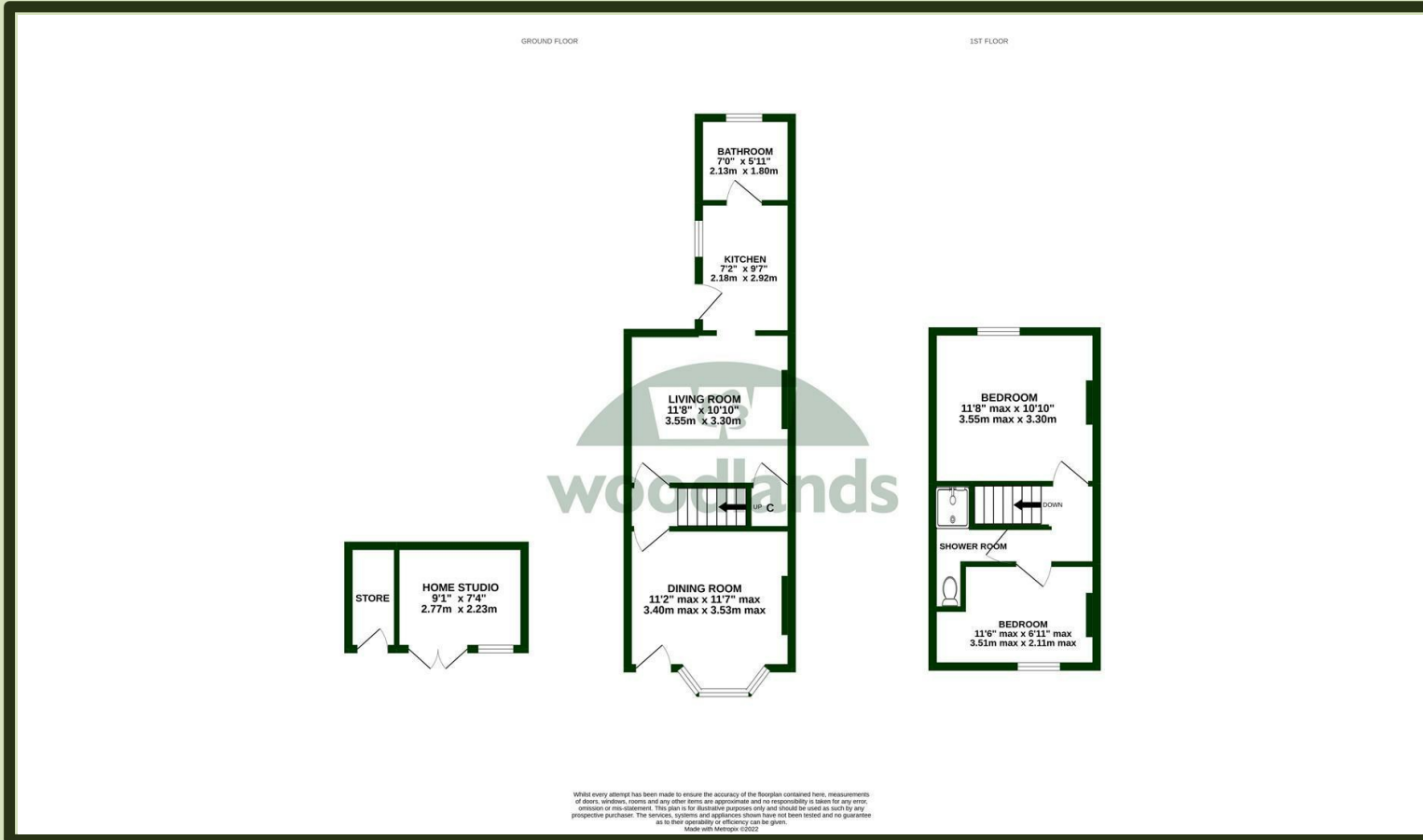
GREAT ACCESS FOR TOWN CENTRE



www.woodlands-estates.co.uk

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LOCATION: Gladstone Road is just a short walk from the centre of the historic market town of Horsham - a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There is also East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. There are some good secondary schools in the area and you are within walking distance to the former Collyer's grammar school, now a large sixth-form college. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham town centre proceed along North Street, passing The Capitol on your right and head towards the railway Station. At the roundabout, turn left into Hurst Road. Gladstone Road is the first turning on the right, just opposite the entrance for Pavilions in the Park.

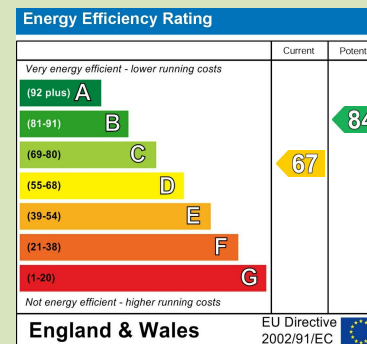
COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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