Gladstone Road, Horsham, West Sussex, RH12 2NN

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Guide Price £400,000 - £425,000

Located in a highly sought-after position just a short walk from Horsham Park, the mainline train station and the bustling town centre, this beautifully presented three-bedroom Victorian semi-detached home effortlessly combines period charm with modern-day convenience, making it an ideal choice for first-time buyers, young families or those looking to enjoy everything Horsham has to offer.

The main entrance to the property is to the side of the building, with a small entrance hall leading through to a bright and characterful living room, where a striking bay window fills the space with natural light. Original features, including an exposed brick fireplace, are complemented by fitted alcove shelving and cupboards, creating a warm and stylish room to relax in. To the rear, the separate dining room offers an excellent entertaining space, complete with further feature fireplace, useful understairs storage and glazed door opening directly onto the rear garden, allowing indoor and outdoor living to blend seamlessly.

The refitted kitchen has been thoughtfully designed with a range of contemporary units and generous worktop space, incorporating a built-in double oven, gas hob with extractor above, and room for a selection of freestanding appliances. Positioned beyond the kitchen, the modern family bathroom has also been beautifully updated and features a stylish P-shaped bath with shower over, vanity wash hand basin, heated towel rail and attractive tiled flooring.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys a pleasant front aspect and benefits from fitted alcove shelving and additional storage above the staircase. The remaining two bedrooms overlook the rear garden and provide versatile accommodation for children, guests or those working from home.

Outside, the enclosed rear garden has been designed for both relaxation and practicality, with a decked seating area leading onto a lawn bordered by mature trees and shrubs, along with a brick-built garden store and gated side access. To the front, a pathway leads to the entrance with additional side access to the garden.

Accommodation with approximate room sizes:

Maximum measurements shown unless stated otherwise

DOOR TO:

HALLWAY

LIVING ROOM 12'0" x 12'01" (3.66m x 3.68m)

DINING ROOM 12'0" x 11'06" (3.66m x 3.51m)

KITCHEN 7'05" x 9'05" (2.26m x 2.87m)

FAMILY BATHROOM 7'07" x 6'10" (2.31m x 2.08m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'0" x 10'08" (3.66m x 3.25m)

BEDROOM TWO 7'09" x 11'05" (2.36m x 3.48m)

BEDROOM THREE 7'06" x 9'06" (2.29m x 2.90m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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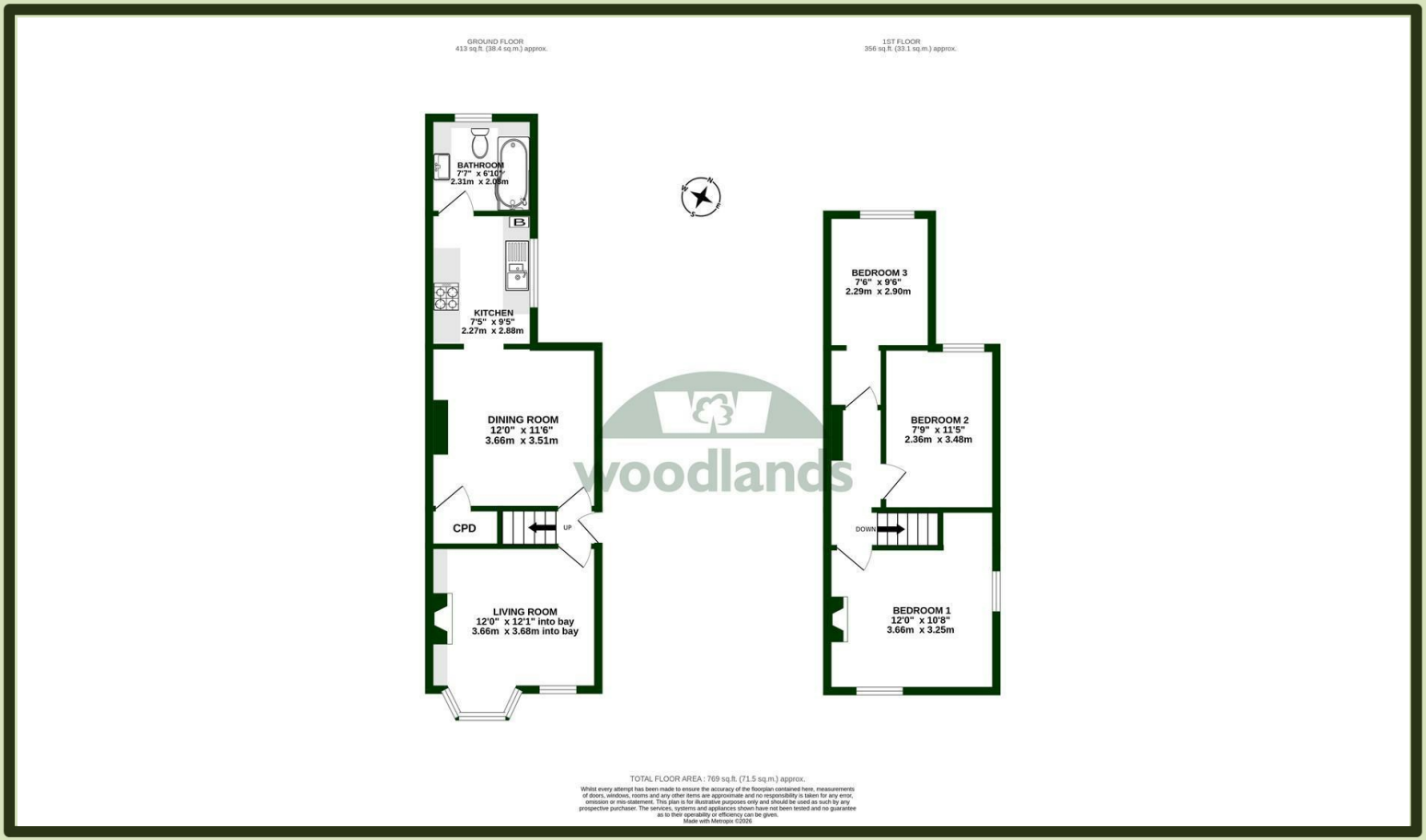


LOCATION: Gladstone Road is just a short walk from the centre of the historic market town of Horsham - a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There 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 D.

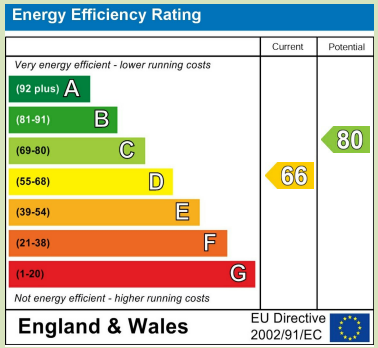
EPC Rating: D.

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.



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