



12 Trafalgar Road
Horsham, West Sussex, RH12 2QB
Guide Price £300,000—£350,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

12 Trafalgar Road, Horsham, West Sussex, RH12 2QB

Situated on the established Victorian west side of Horsham is this attached house offered for sale with the benefit of no ongoing chain. Requiring substantial updating and redecoration, the property offers a great opportunity for a prospective purchaser to make their own mark and create a delightful home. The accommodation comprises, three first floor rooms, a sitting room, kitchen breakfast room and bathroom. There is currently a gas fired heating system to radiators on the ground floor only and the property has replacement double glazed fitments. To the rear there is a good sized east facing rear garden. The property is located within half a mile of Horsham town centre and is within walking distance of Horsham Park and railway station.

The accommodation comprises:

Front Door to

Entrance Hall
Door to

Living Room
Double glazed bay front aspect. Radiator, tiled fireplace with hearth, cupboard housing consumer unit and electric meter. Door to

Kitchen
Double glazed rear aspect and frosted double glazed door to the rear garden. Eye level and base line units, worktop surfaces incorporating a single drainer stainless steel sink with monobloc tap, Belling electric hob, New World electric oven, space and plumbing for washing machine, breakfast bar, space for additional appliances, under stairs cupboard, radiator. Door to

Bathroom
Frosted double glazed rear aspect. Panel bath, wash hand basin, low level WC, radiator.

From the Entrance Hall a staircase rises to the First Floor Landing.

Bedroom 1
Double glazed front aspect, radiator, chimney breast with cast iron fireplace, over stairs cupboard with shelves and double glazed front aspect.

Bedroom 2
Double glazed double aspect to the front and side.

Bedroom 3
Double glazed rear aspect. Airing cupboard, low level WC.

OUTSIDE

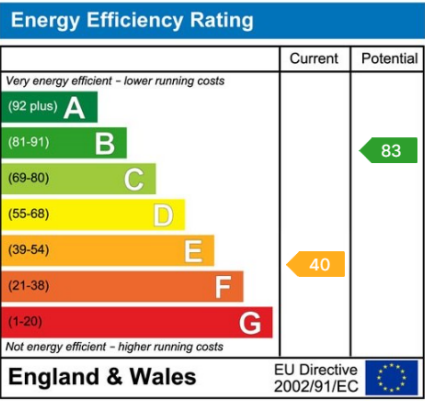
Gated side access leads to the rear garden which is of a good size and is partly walled and has an easterly backing aspect. The property fronts on to Trafalgar Road and as such has limited street parking.

*Agents note. There is a first floor Flying Freehold over the adjoining former commercial premises.

Council Tax Band - A

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5809/29/05



Approximate total area⁽¹⁾
816 ft²
75.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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