



26 Purton Road, Horsham

Guide Price £500,000



## 26 Purton Road

Horsham, Horsham

This semi-detached period property is currently used as a working business/hair salon and has planning permission granted to be converted back to a fully residential property - Horsham District Council Planning Ref: DC/23/1049. There is also planning permission granted for the salon to be converted to a dwelling with an apartment above. HDC ref. DC/22/0436 - ideal for an investment or business option. The property currently comprises a three bedroom maisonette/house arranged over three floors along with a working hair salon. It is located on the West side of Horsham with access to the town centre, nearby Horsham Park, the mainline train station as well as a selection of well-regarded local schools. To the ground floor, the main access is via the open plan Salon space which comprises two separate rooms along with a utility space with cloakroom. There is an adjoining door which leads through to the kitchen/dining room which forms ground floor of the maisonette/house. It also has the benefit of a direct access to the rear garden and the convenient side access. Stairs from the kitchen/dining room lead to the first floor sitting room, the family bathroom, two bedrooms and then a further staircase leads to the second floor loft room/bedroom. The sitting room is of generous proportions and enjoys views over the rear gardens.

Tenure: Freehold





## 26 Purton Road, Horsham, RH12 2HA

Approximate Area = 1696 sq ft / 157.5 sq m  
Limited Use Area(s) = 48 sq ft / 4.4 sq m  
Garage = 157 sq ft / 14.5 sq m  
Outbuilding = 123 sq ft / 11.4 sq m  
Total = 2024 sq ft / 188 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Henry Adams. REF: 1035786





## Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.