



Victory Road, Horsham

Guide Price £450,000

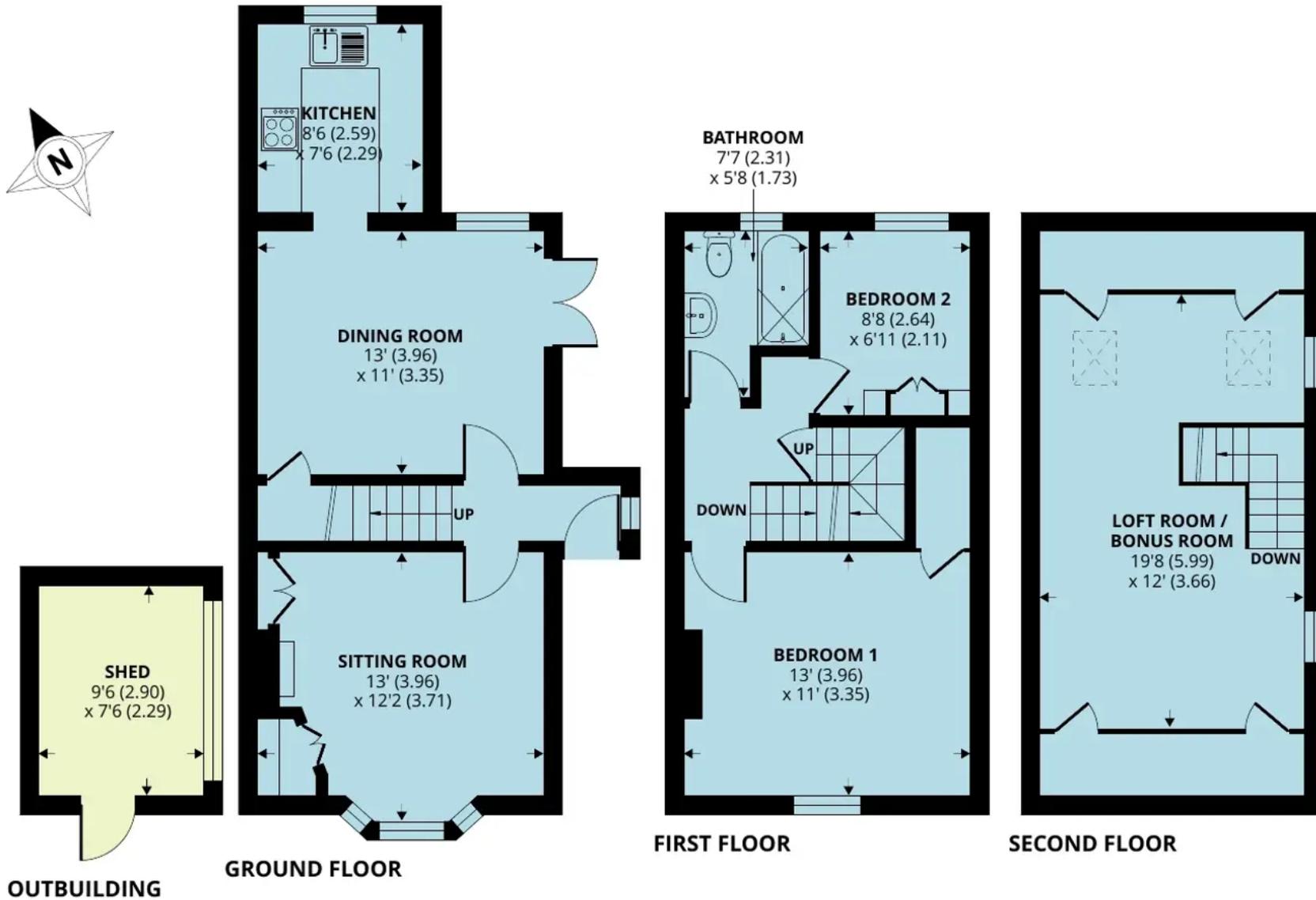
44 Victory Road

Horsham, Horsham

This two/three bedroom home is positioned within a great location with easy access to Horsham town, mainline train station and local schools. Upon entering through the porch, the separate sitting room is situated to the front of the property with large bay window and a working fireplace. The open plan kitchen and dining room provides plenty of space for socialising with family and friends with French doors to the patio terrace. The kitchen features a range of wall and base units with integrated appliances of oven, gas hob, fridge, freezer, dishwasher and washing [machine](#). To the first floor, the main bedroom is of a generous size with feature fireplace and built-in cupboard. Bedroom two enjoys garden views. The family bathroom has been recently refurbished with bath featuring overhead shower, wash hand basin and low-level WC. To the second floor is a well proportioned loft room/bonus room which is ideal for various uses featuring sky lights and eave storage.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday.





44 Victory Road, Horsham, RH12 2JF

Approximate Area = 1054 sq ft / 97.9 sq m

Outbuilding = 71 sq ft / 6.6 sq m

Total = 1125 sq ft / 104.5 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). © ntechcom 2023. Produced for Henry Adams. REF: 1050851



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.