



1 Clarence Road, Horsham

Guide Price £650,000

1 Clarence Road

Horsham, Horsham

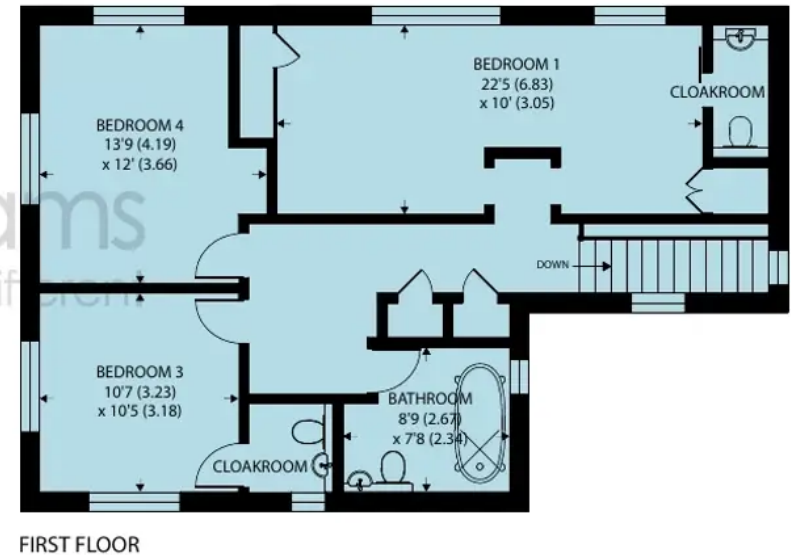
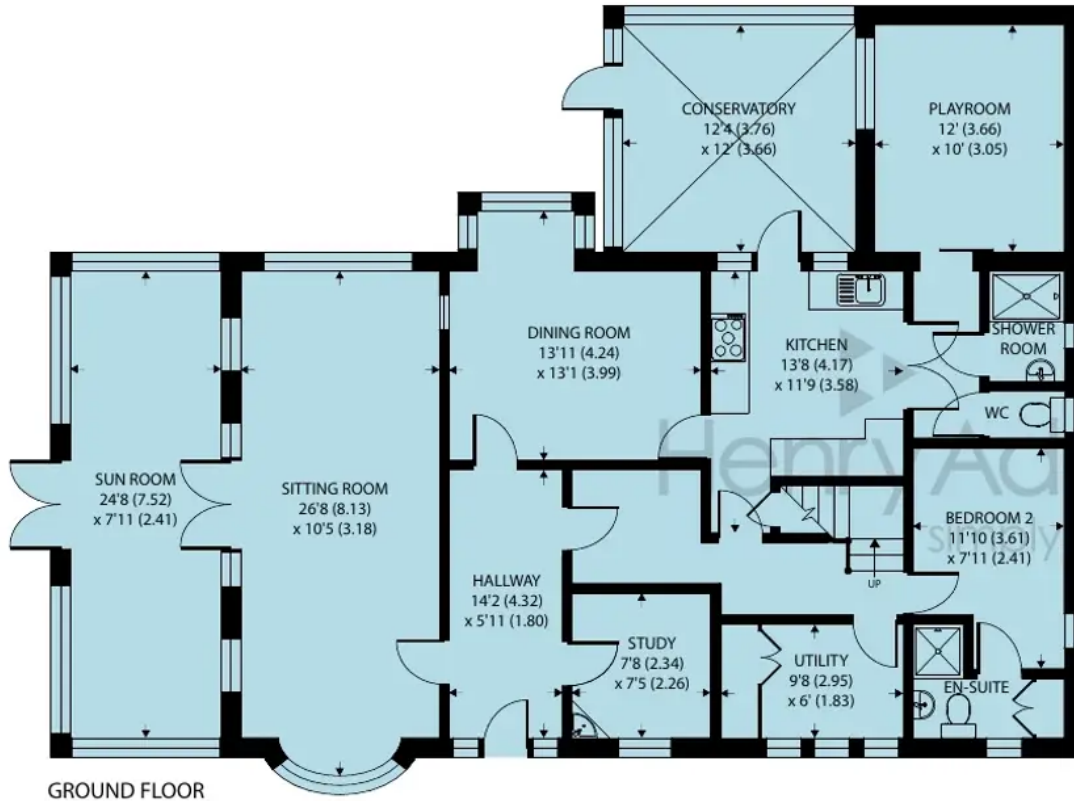
This unique and bespoke opportunity offers a 4/5 bedroom detached property with no ongoing chain. It has a potential for development and conversion, subject to the usual planning consents. The property is situated on a corner plot and offers access to the mainline train station, nearby countryside, well-regarded local schools and Horsham town centre. The property has a versatile blend of living and bedroom space arranged over two floors as well as driveway parking and gardens.

To the ground floor, the reception hallway welcomes you and leads into the main sitting room which has a light and airy feel and is an impressive 26' in length - ideal for family gatherings and social occasions. Adjacent to the sitting room is a delightful sunroom where you can enjoy fine views over the garden. Further space to the ground floor includes a separate dining room, a study, generous utility room, along with a bedroom which has an en-suite shower room, as well as a kitchen plus a separate playroom/potential bedroom and a further shower room. There is also a conservatory with direct access onto the rear garden terrace.

To the first floor, there are three bedrooms, one of which has been split from two bedrooms and has the potential to be converted back with the addition of a partition wall. There are two further bedrooms to the first floor, one of which has a convenient cloakroom. The main family bathroom has a modern and contemporary finish with a large bath including a shower attachment, a wash hand basin and a low-level WC set within a stylish vanity unit.

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





1 Clarence Road, Horsham, RH13 5SJ

Approximate Area = 2430 sq ft / 225.7 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: 1054812



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.