



Rushams Road, Horsham, West Sussex, RH12 2NU.
Offers Over £550,000 Freehold


MARTIN&CO

Rushams Road, Horsham

Offers Over £550,000 Freehold

- Four Bedroom Period Home
- Gas Central Heating
- West Side of Horsham
- Contemporary Kitchen
- Open plan Living Room
- Close to the Town Centre
- Double Glazing
- EPC D

Welcome to Rushams Road, where old-world charm meets modern comfort and convenience. This stunning property has been lovingly renovated by the current owners, who have preserved its original features while adding contemporary touches throughout.

You will be amazed by the spacious and elegant living and bedroom areas, spread over three floors and connected by a bright and inviting reception hallway.

On the ground floor, you can relax in the cozy sitting room, with its bay window and fireplace, or entertain your guests in the beautifully styled Living / Dining Room, with its log burner and underfloor heating.

The kitchen is a chef's delight, with plenty of storage and worktop space, a range cooker, and integrated appliances. The dining area is perfect for family meals or social gatherings, with bi-folding doors that open up to the rear garden terrace.



The bathroom is a luxurious retreat, with a freestanding bath, a large walk-in shower, and a stylish design.

On the first floor, you will find the main bedroom, with a lovely front aspect and a handy storage cupboard, as well as another bedroom overlooking the rear garden and a cloakroom with WC and basin and more storage space.

The second floor offers two more bedrooms, one with skylight windows and eaves storage, and the other with fitted cupboards and currently used a home office.

The rear garden is part walled and a beautiful oasis, with mature plants, a terrace, an Astro turf lawn, a patio area, and a shed. You will love spending time outdoors, whether it's for dining, relaxing, or playing.

The property is located in Horsham, one of the best places to live in Britain, according to a Halifax survey. Horsham is a lively and historic market town, with

excellent transport links and educational facilities.

You will never run out of things to do and see, with the Horsham Park, the Warnham Nature Reserve, the Downslink Cycle Path, and various events and markets nearby.

You will also enjoy the diverse and delicious restaurant and café scene, from familiar chains to independent and award-winning venues.

Don't miss this opportunity to own a truly unique and wonderful home in a fantastic location. Book your viewing today and prepare to be impressed.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on

local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



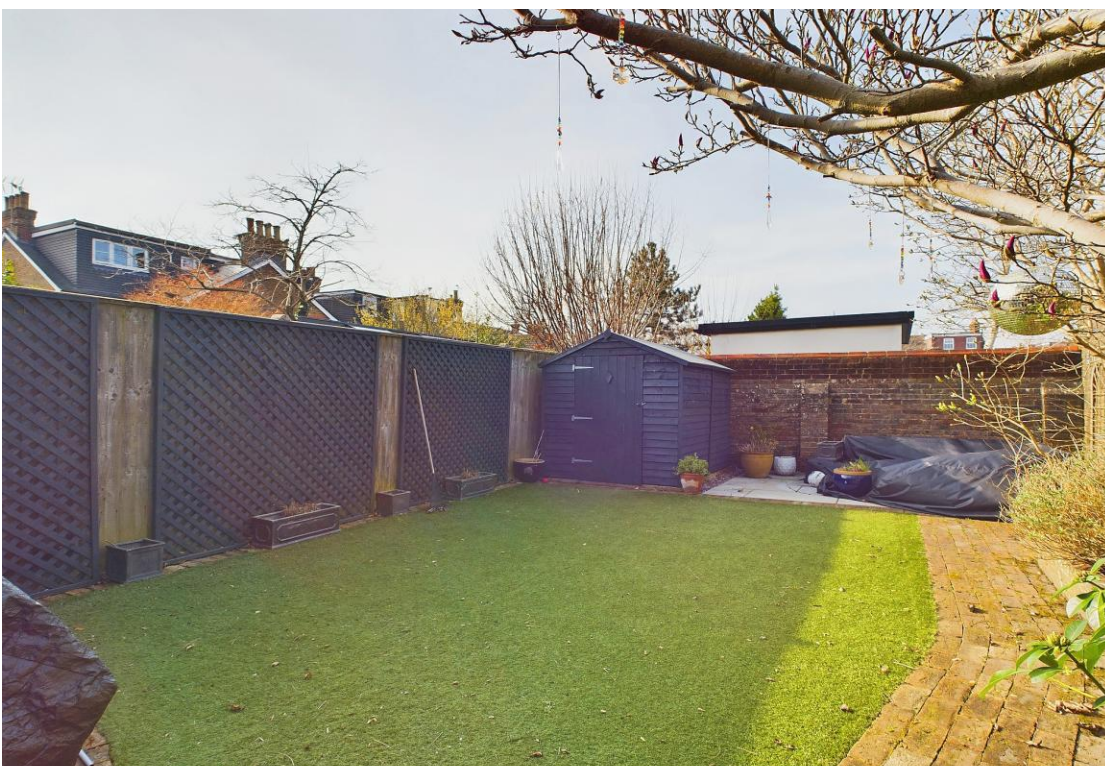
For further details or viewing arrangements, please contact:

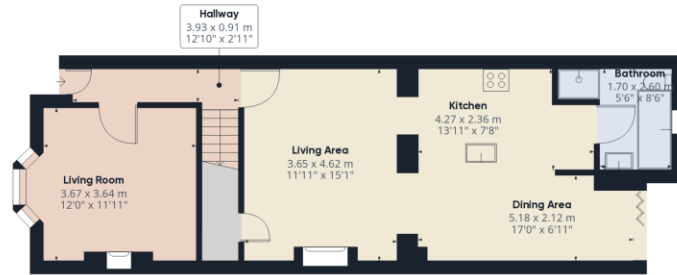
Martin & Co estate agents – Horsham branch

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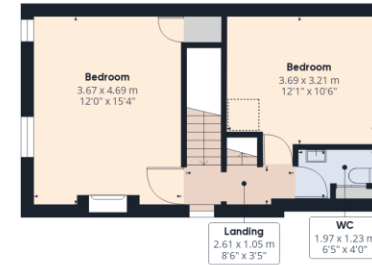
Email: horsham@martinco.com







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

125.7 m²
1352.98 ft²

Reduced headroom

3.82 m²
41.16 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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