



## 6 Spencers Road, Horsham

Guide Price £450,000

# 6 Spencers Road

Horsham, Horsham

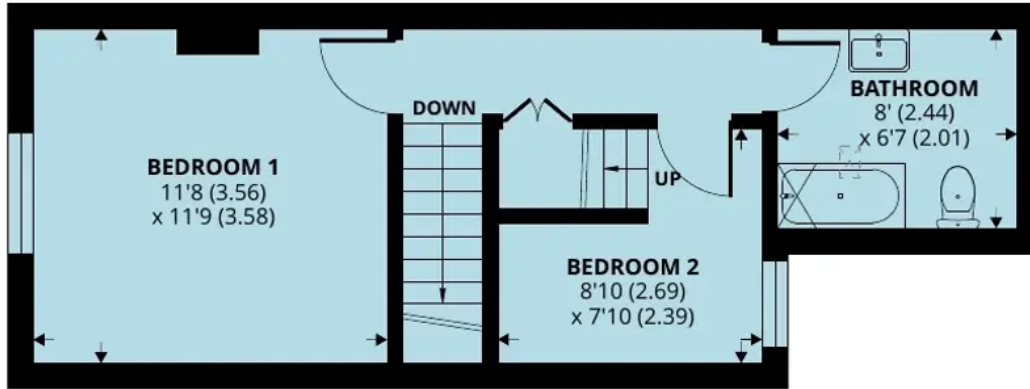
This well presented, two bedroom period property is offered with no ongoing chain and is ideally located with access to Horsham town centre, the mainline train station, a selection of well regarded local schools and the nearby countryside. To the ground floor; a reception hallway welcomes you and leads through to a fabulous sitting room which enjoys a bay window to the front aspect providing a light and airy feeling. At the rear of the property is a generously sized kitchen/dining room which has double doors opening directly onto the garden terrace, there is ample space for a dining table and the kitchen has a range of wall and base cabinets finished to a shaker style design and features integrated appliances, including a Bosch oven, electric hob with cooker hood along with an integrated dishwasher. Also of note to the ground floor is a well presented cloakroom which has quality chrome fittings.

To the first floor; the main bedroom offers an aspect to the front of the property, the second bedroom is an ideal space for a teenager or young adult as it benefits from a mezzanine level providing further floor space. The first floor bathroom is finished to a modern and contemporary style and has a wall mounted shower over the bath, a wash hand basin and a low-level WC, with a tiled floor and chrome fittings, including a heated towel rail.

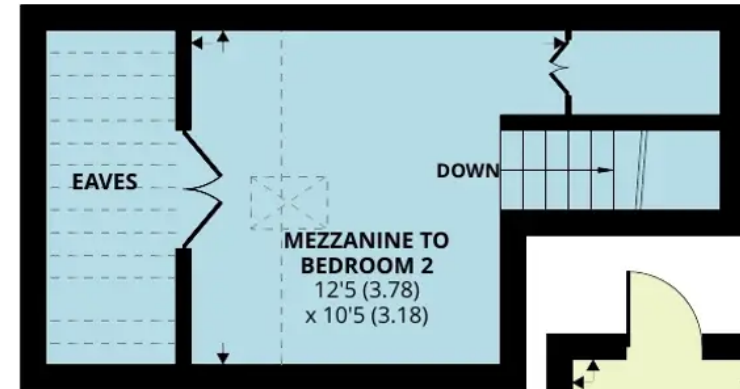
The property has a gated gravel area which provides the opportunity for parking for a small car. The rear garden is mainly laid to lawn and has a patio terrace area which is ideal for outdoor dining. There is a brick built store which has a separate store and utility area.



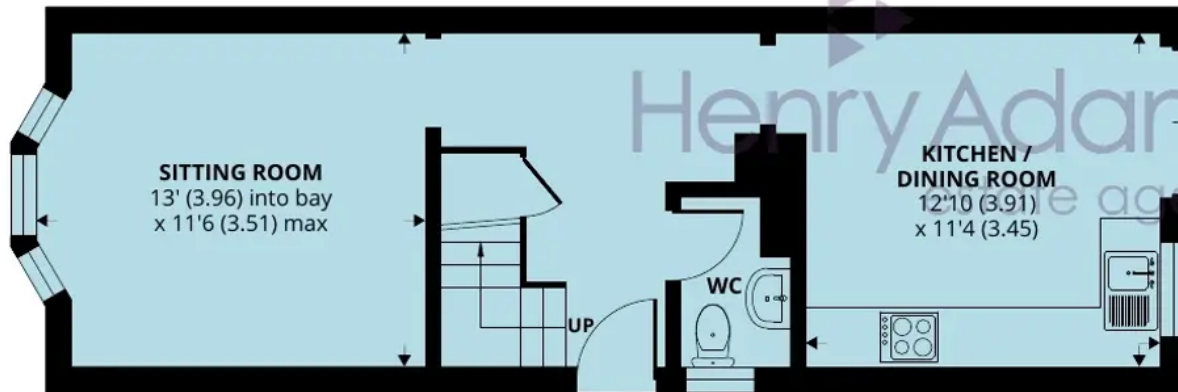
Denotes restricted head height



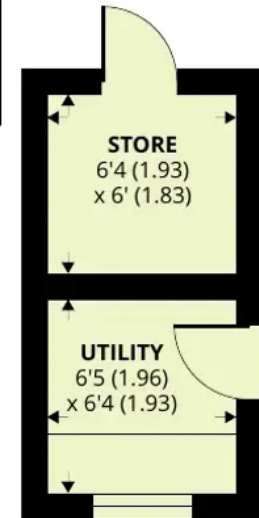
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING



## 6 SPENCERS ROAD, HORSHAM, RH12 2JG

Approximate Area = 865 sq ft / 80.3 sq m

Limited Use Area(s) = 87 sq ft / 8 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1031 sq ft / 95.6 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 2024. Produced for Henry Adams. REF: 1148658



## 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.