



**35 Leith View Road, Horsham**

In Excess of **£385,000**

# 35 Leith View Road

Horsham

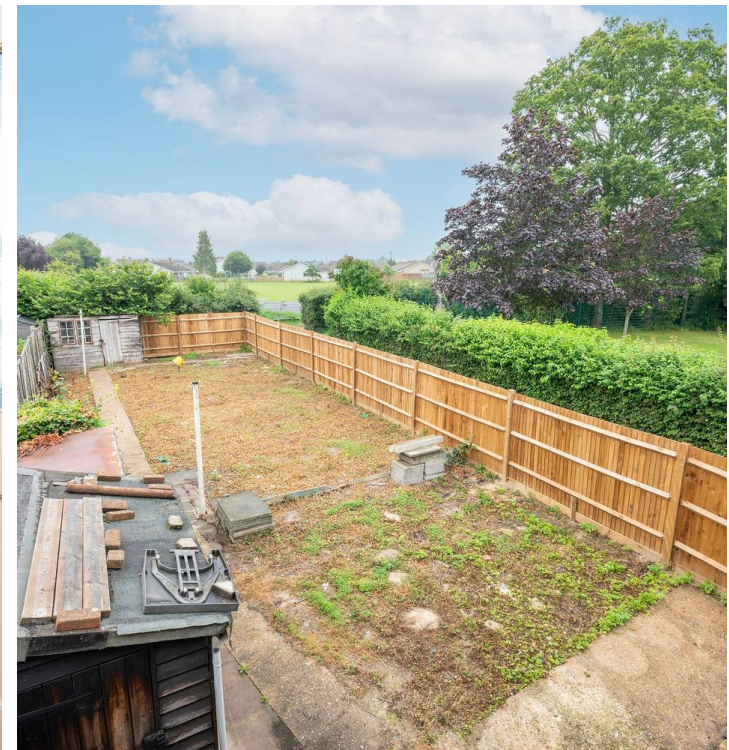
A great opportunity to put your own stamp on a three bedroom property in a popular location. Downstairs, the accommodation offers sitting room with bay window to the front of the property, kitchen with worktop and sink and window overlooking the rear garden and bathroom. There is an entrance hall giving access to the stairs to the first floor. The first floor is equally spacious offering a very good sized principle bedroom and two further bedrooms. Outside, the property impresses from the rear with a decent sized garden, access to a garden store and side access. To the front the property is approached via a path with mature shrubs and bushes to the side.

This property has been in the same family for a long time and with the potential and location is something that could be extended subject to planning permission.

Council Tax band: C

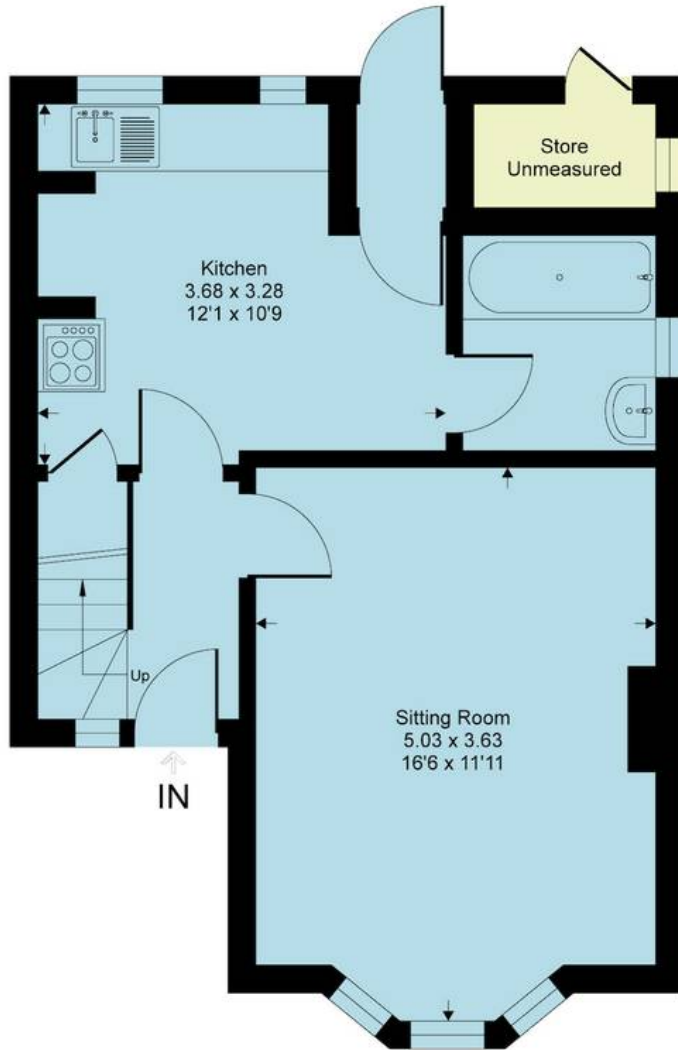
Tenure: Freehold

- 3 Bedrooms
- Period Property
- Lovely rear garden
- In need of modernisation
- Fantastic opportunity to put your own stamp on a property.

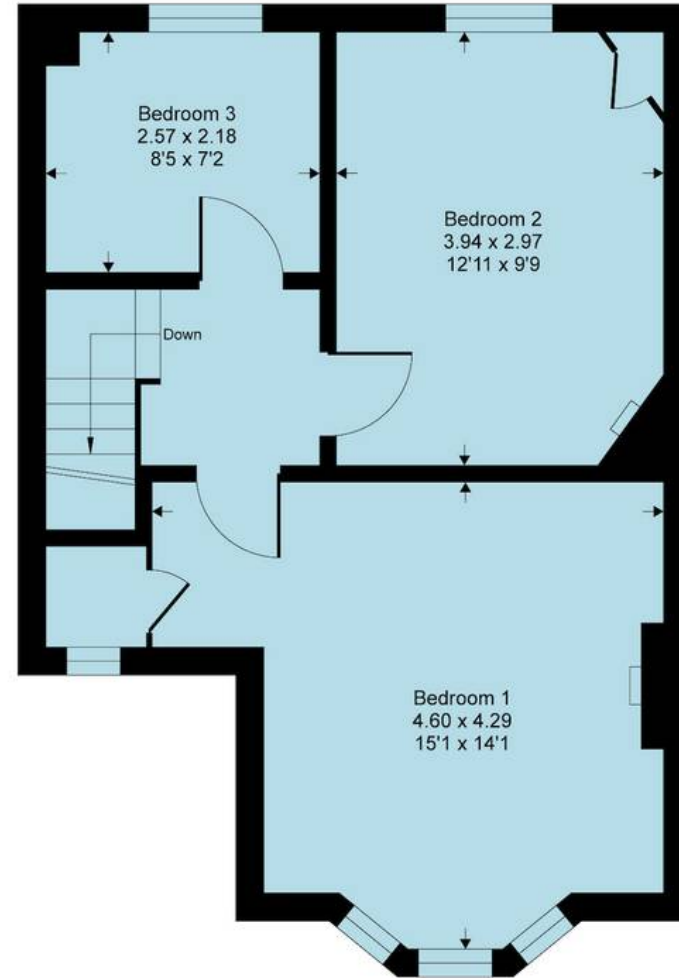


# Leith View Road, RH12

Approximate Gross Internal Area = 78 sq m / 842 sq ft  
(exclude store)



**Ground Floor**



**First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2024 - Produced for Henry Adams



## Henry Adams - Horsham

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

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.