



**Worthing Road, Horsham, West Sussex, RH12 1SL.**  
Offers Over £300,000 Freehold

  
**MARTIN&CO**



- Conversion potential
- Two bedroom semi detached home
- Town centre location
- Refurbishment required
- EPC to be confirmed
- Patio at rear
- Strong yield potential
- Freehold
- Viewing recommended

This freehold property offers an excellent refurbishment and reconfiguration opportunity, ideally suited to a first-time buyer or any purchaser looking to create a characterful town-centre home tailored to their own style.

The existing accommodation is arranged over two floors and currently comprises a ground floor with kitchen, two reception rooms and a cloakroom, with a large open first-floor space above.

The layout and footprint provide clear scope to redesign the accommodation into a well-balanced two-bedroom home, subject to the usual consents and building regulations.

The first floor offers particularly good volume and flexibility, making it well suited to the creation of two bedrooms and a bathroom, while still retaining comfortable proportions throughout.

A neighbouring property has already been successfully converted, offering a helpful reference point as to what can be achieved within this style of building, although this



property is considered best suited to a two-bedroom layout.

Externally, the property benefits from a small, enclosed patio area providing private outdoor space.

While compact, it offers a practical seating area and could be enhanced as part of the wider refurbishment works.

Electric and water supplies are already connected.

Located within easy reach of Horsham town centre, the station and local amenities, this is a genuine blank canvas for buyers with a keen eye for layout and design, offering the chance to create a distinctive home in a highly convenient position.

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.

#### Material Facts

Offers over £300,000

Tenure: Freehold

Council Tax band: to be confirmed  
Horsham District Council

EPC: TBC

Property type: Semi detached home

Mains services: Electricity, water and drainage  
Heating type: Electric Heating

#### Broadband information:

Standard, Superfast and Ultrafast services are available in the area.



Fibre to the property subject to provider availability.  
Speeds from 5mbps to 1600mbps

Mobile coverage:  
Good with most providers

Flood / erosion risk:  
River and seas: Low risk  
Surface water: Low risk

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations and is a legal requirement. We use an online service to verify your identity.





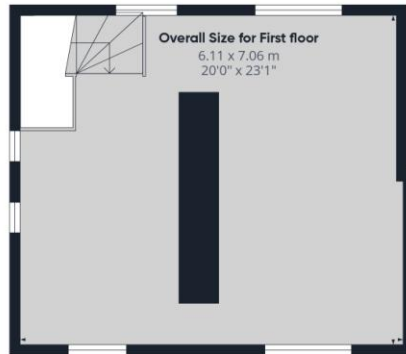




## CURRENT FLOORPLAN



Ground Floor



Floor 1

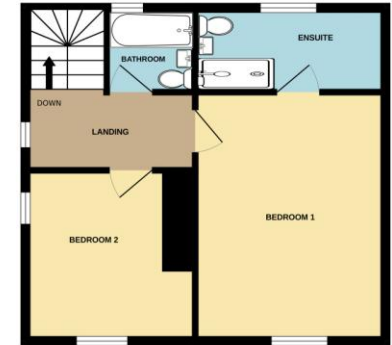


## PROPOSED FLOORPLAN

GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro C320X.

## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

**MARTIN&CO**