



**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

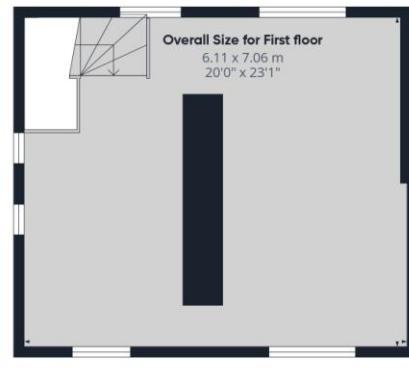
Surface water: Low risk

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



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## 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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracy. Prospective buyers are advised to make their own measurements and to see a surveyor or solicitor for further information. The agent has not tested any fixtures, fittings or services and 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.

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**Martin & Co Horsham**

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

**01403 248222**

<http://www.martinco.com>

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 The Property  
Ombudsman