



Butlers Road, Horsham

Guide Price £390,000

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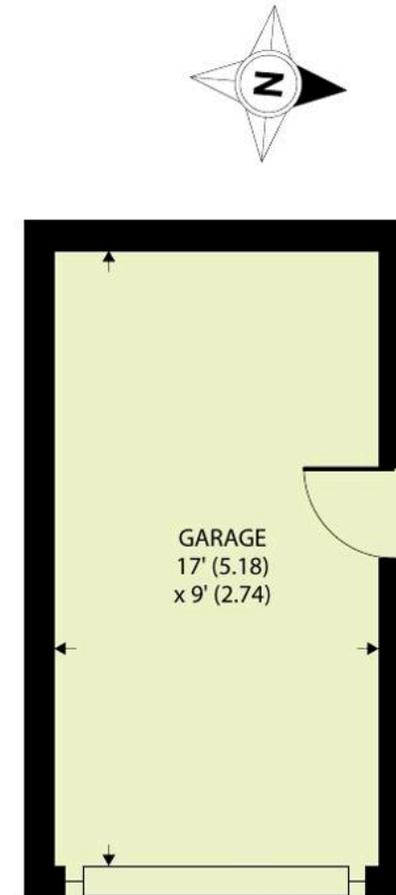
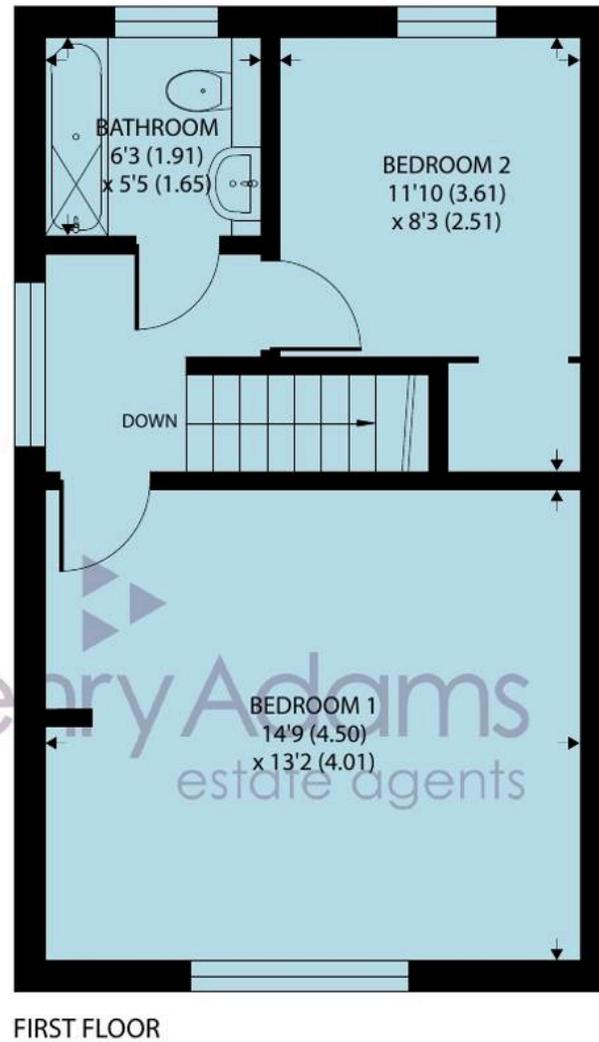
Horsham

A beautifully presented two double bedroom home, ideally positioned in a highly sought-after area of Horsham, within easy walking distance of Leechpool and Owlbeech Woodland and falling within the catchment of well-regarded local schools. Finished to a modern standard throughout, the property offers well-proportioned and thoughtfully arranged accommodation. The entrance porch, complete with a useful storage cupboard, leads into a spacious and inviting sitting room with a front aspect window providing plenty of natural light. This flows seamlessly into a contemporary kitchen/dining room, fitted with a range of stylish wall and base units, generous worktop space, and integrated spaces for a washing machine, dishwasher, and double oven. Patio doors open directly onto the recently landscaped rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property continues to impress with two generously sized double bedrooms. The principal bedroom is particularly noteworthy, offering excellent proportions and ample space for a king-sized bed. A modern family bathroom completes the first floor, featuring a bath with digital shower over, low-level W.C., and wash hand basin.







Approximate Area = 776 sq ft / 72.1 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 929 sq ft / 86.3 sq m

For identification only - Not to scale

Externally, the property benefits from driveway parking for two vehicles, additional space in front of the garage, and the convenience of an installed EV charging point. Side access leads to the rear garden.

The rear garden is a standout feature—beautifully maintained and laid to lawn, complemented by a spacious patio area ideal for outdoor dining and entertaining. There is also direct access to the garage.

This is an excellent opportunity to acquire a stylish, move-in ready home in a desirable and well-connected location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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.