



Victory Road, Horsham, West Sussex, RH12 2JF



woodlands



This beautifully presented family home is situated in a popular west side location offering great access for local schools, town centre, park and station.

The property offers bright, open plan living space that is divided into two main areas. The lounge is to the front of the property with a large bay window flooding the room with natural light and there is a central feature fireplace. The extended kitchen/dining room is of a great size, fitted with modern range of floor and wall mounted units with a selection of integrated appliances. An opening leads into the dining room which makes it ideal for entertaining and enjoys views over the garden. Completing the ground floor accommodation is a useful utility cupboard and cloakroom with W.C.

To the first floor you will find two bedrooms, with the largest measuring 16ft x 9ft and boasting built-in wardrobes and the second bedroom is currently used has a nursery but equally could be a study for those who work from home with delightful views over the rear garden. There is also a shower room on this floor.

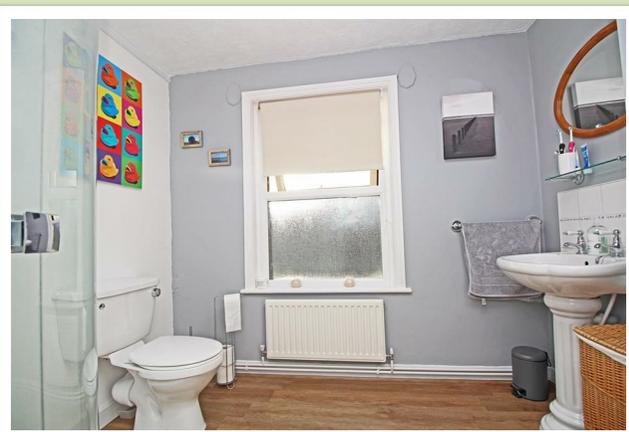
A particular feature of this attractive home is the loft room which is currently used as a guest room but offers potential to further improve and extend to provide a master suite like many neighbouring houses, subject to planning.



Outside, to the front is a walled paved area with shared path to the rear garden. There is plenty of non-regulated off-street parking and current residents have the use of the nearby school car park at restricted times and with the school approval.

The West facing rear garden offers a patio area giving way to a lawned garden with brick pathway to a large shed and gated side access.

An internal viewing is strongly advised to appreciate the location and what this property has to offer.



Accommodation with approximate room sizes:

LOUNGE 13'11" x 11'4" max 9'11" min (4.24m x 3.45m max 3.02m min)

KITCHEN 13'11" x 9'11" (4.24m x 3.02m)

DINING ROOM 9'11" x 8'7" (3.02m x 2.62m)

CLOAKROOM

UTILITY CUPBOARD

FIRST FLOOR

LANDING

BEDROOM ONE 16' x 9'11" (4.88m x 3.02m)

BEDROOM TWO 7'4" x 5'9" (2.24m x 1.75m)

SHOWER ROOM 8'5" x 6'9" (2.57m x 2.06m)

SECOND FLOOR LOFT ROOM 14'8" x 11' (4.47m x 3.35m)

OUTSIDE

PAVED FRONT AREA

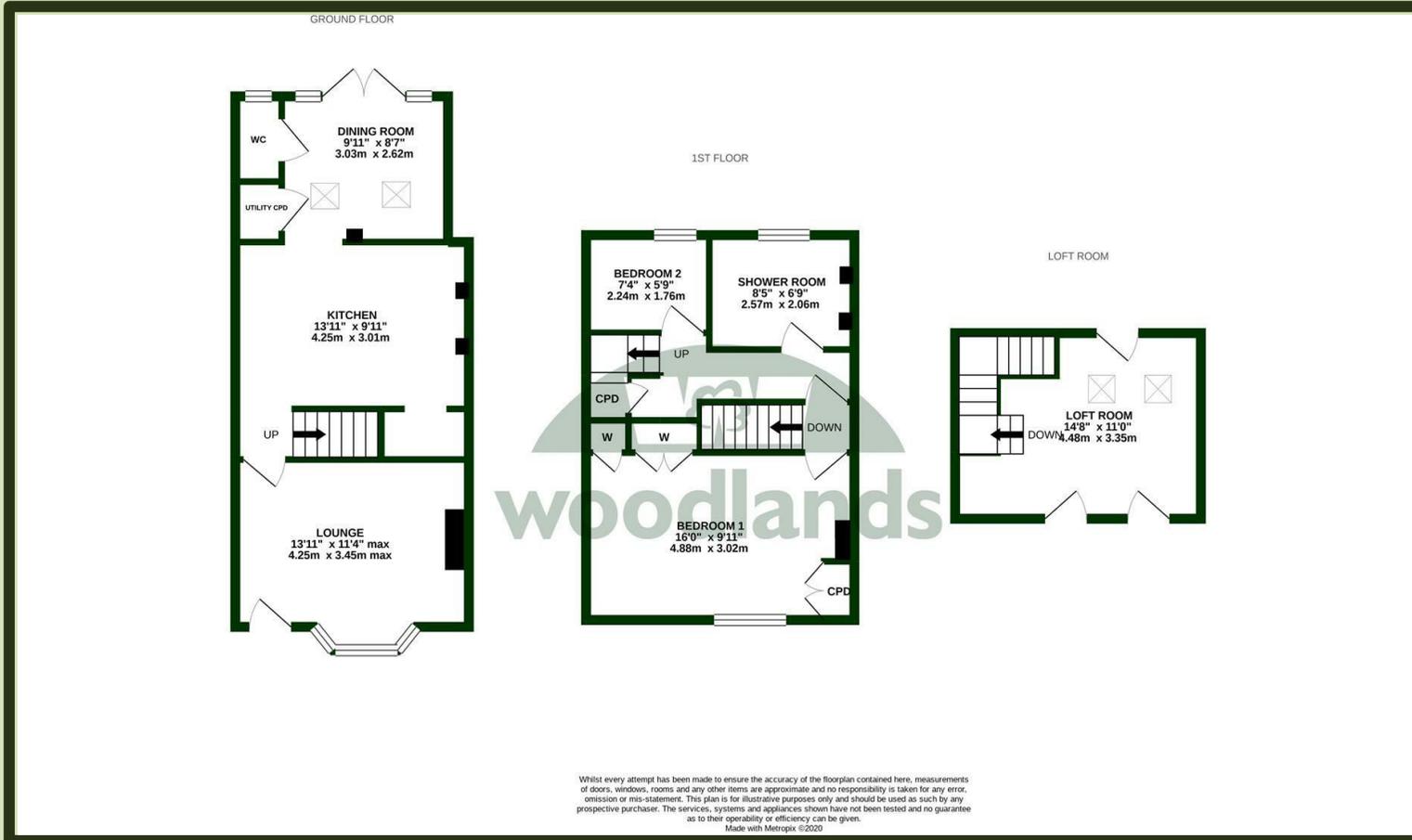
SHARED ACCESS TO THE REAR WITH FLYING FREEHOLD

WEST FACING REAR GARDEN

ON ROAD PARKING



www.woodlands-estates.co.uk



LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Academy and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the lights into Springfield Road. Continue into North Parade with Horsham Park on your right hand side. Take the second left into Rushams Road and then third right into Victory Road.

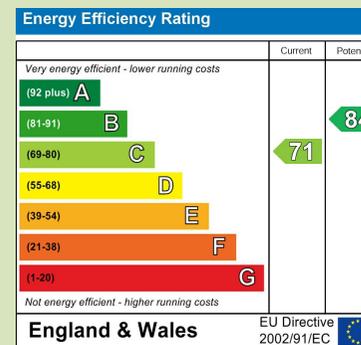
COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.