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31 Station Road, Horsham, West Sussex, RH13 5EZ

A spacious three double bedroom character house, with many original period features, set in a prime location within walking distance of Horsham station, the park, the leisure centre and the town centre with its wealth of shops, cafes and restaurants, making this an ideal property for commuters and families. The property briefly comprises on the ground floor of an entrance hall, 23ft lounge/dining room, kitchen, inner lobby and bathroom. To the first floor there are three double bedrooms. Outside there is a good sized and well maintained rear garden. Parking is by permit only. NO PETS.

£1,400 PCM
Deposit £1615

Viewing strictly by appointment with Address Estate Agents

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate between internal walls and should not be relied upon for carpets and furnishings.

ENTRANCE HALL

Coat hanging space
Stairs rising to first floor
Under stairs recess with space for tumble dryer
Open plan to lounge/diner

LOUNGE/DINING ROOM

7.21m (23'8") x 5.00m (16'5")

A generously proportioned dual aspect room
In the lounge area there is a bay window to front aspect
Feature fireplace
Stripped wooden flooring throughout
To the rear of the room is a raised dining area
Continuation of the stripped wooden flooring with inset feature LED lighting
Serving hatch to kitchen
Further feature fireplace
Stable door opening onto a paved patio area

KITCHEN

3.05m (10'0") x 2.54m (8'4")

Range of base and wall units
Coordinating butchers block work surfaces and splashback tiling
Integrated gas hob and stainless steel oven
Fridge/freezer
Space and plumbing for washing machine
Coordinating ceramic tiled flooring
Window to side aspect
Opening to inner lobby

INNER LOBBY

Door to rear garden
Door to bathroom and WC
Continuation of ceramic tiled flooring

FAMILY BATHROOM

White bathroom suite with coordinating wall tiling
Panelled bath with shower attachment
Pedestal wash hand basin
Coordinating vinyl flooring
Window to rear aspect

SEPARATE WC

Low level WC
Coordinating vinyl flooring

FIRST FLOOR LANDING

Access to loft space

MASTER BEDROOM

4.57m (15'0") x 3.66m (12'0")

A large master bedroom with twin windows to front aspect

BEDROOM TWO

3.35m (11'0") x 3.25m (10'8")

Double bedroom overlooking the rear garden

BEDROOM THREE

3.05m (10'0") x 2.51m (8'3")

Double bedroom overlooking the rear garden
Cast iron feature fireplace

REAR GARDEN

A generously proportioned and well maintained sunny aspect rear garden
Mainly laid to lawn
Paved patio area
Timber shed
Access to rear





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 person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property.