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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.*