



**Taylor  
Robinson**



## Bedford Road, Horsham, RH13 5BH

Taylor Robinson is delighted to offer this end of terrace older style property which is being sold as one property, which is currently split into two one bedroom flats. There are modern kitchens and bathrooms, radiator heating and replacement double glazed windows.

The property benefits from an enclosed rear garden and is ideally situated with access to Horsham town centre.  
No onward chain

**£425,000 Freehold**

# Bedford Road, Horsham, RH13 5BH



- End of Terrace House
- Being Sold as 1 Property  
Currently Split into 2 Flats
- Great Location
- Enclosed Rear Garden

Entrance	Bathroom	Outside
Hallway	6'2" x 6'7" (1.90 x 2.02)	Rear Garden
5'1" x 3'5" (1.56 x 1.05)	Stairs to First Floor	
Hallway	Landing	
13'11" x 5'1" (4.26 x 1.55)	10'0" x 5'2" (3.06 x 1.58)	
Room	Room	
11'9" x 12'4" (3.60 x 3.78)	11'10" x 16'3" (3.61 x 4.97)	
Room	Room	
10'9" x 10'7" (3.30 x 3.25)	10'9" x 10'7" (3.30 x 3.25)	
Kitchen	Kitchen	
9'6" x 10'0" (2.90 x 3.05)	6'5" x 10'0" (1.96 x 3.05)	
Hallway	Bathroom	
3'1" x 3'9" (0.96 x 1.16)	5'6" x 4'2" (1.70 x 1.29)	

## Council Tax Band: B





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC