



## 3 Olive Close, Horsham

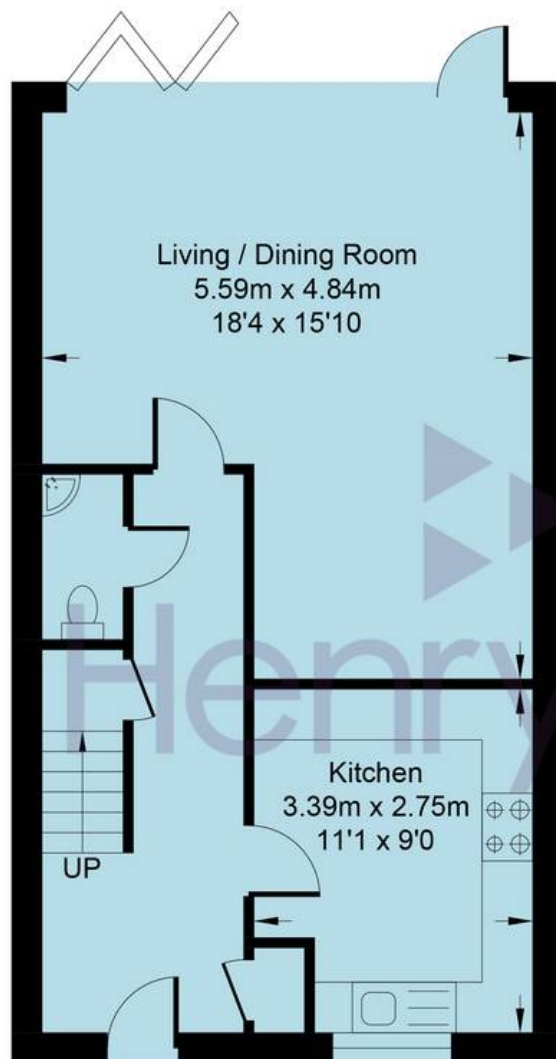
Guide Price £475,000

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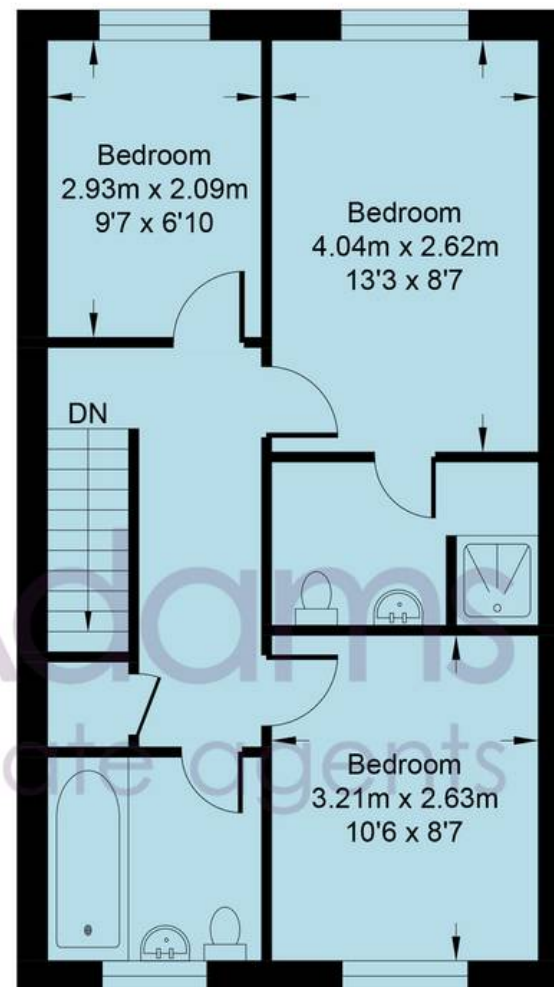
Horsham, Horsham

This superbly presented, modern contemporary family Home is situated in a quiet and discreet position offering access to nearby Horsham town Centre, the mainline train station, nearby countryside and commuter routes to the capital. The location is also ideal for access to Horsham Park and a selection of well regarded local schools and local pubs and restaurants. To the ground floor the reception hallway welcomes you and leads into an open plan sitting/dining room which has the benefit of bifold doors opening onto the rear garden terrace, there is a wood effect floor running through and a light and airy feel as well as a versatile set up for a living/dining room space. The kitchen offers an aspect to the front of the property and has a range of wall and base cabinets with complementing work surfaces running through, there is a selection of integrated appliances with a high specification, also of note to the ground floor is a useful downstairs cloakroom and under stairs storage space. To the first floor the main bedroom enjoys views over the rear gardens and has a well equipped ensuite shower room with a walk-in shower, wash hand basin and low-level WC and is all complimented with quality chrome fittings. There are two further bedrooms to the first floor as well as a well equipped family bathroom which has a bath, low level WC and wash handbasin all finished to a modern contemporary style and complimented with quality chrome fittings.





GROUND FLOOR



FIRST FLOOR



## Olive Close

Approximate Area = 946 sq ft / 87.9 sq m

Total = 946 sq ft / 87.9 sq m

For identification only - not to scale





There are two allocated parking spaces to the front of the property, the rear garden is accessed via a rear access gate and is mainly laid to lawn with a selection of borders and beds with mature shrubs and planting, there is also a patio terrace area which is ideal for outdoor dining within the summer months and a timber built storage shed.

- Modern Terraced Family Home
- Three Bedrooms
- Two Bathrooms
- Immaculate Throughout
- Access to Horsham Town Centre and Mainline Train Station
- Close to Well Regarded Schools
- Living Dining Area
- Two Off Road Parking Spaces

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## 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.