



1 Yarrow Close,
 Horsham, West Sussex, RH12 5FP
 Offers Over £375,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

1 Yarrow Close, Horsham, West Sussex, RH12 5FP

Courtney Green are delighted to bring to the market this much improved and very well presented, two double bedroom semi-detached house, located in a quiet yet convenient cul-de-sac in North Horsham. The accommodation is arranged over two floors and comprises an entrance hall, a sitting room, a high specification fitted kitchen and a conservatory making up the ground floor. On the first floor there are two double bedrooms, and a modern bathroom. Outside there is a block paved driveway to the front providing off road parking and accessing the attached garage. To the rear is a secluded garden with well tended shrub borders, a large patio and lawn. Heating is provided by a newly fitted gas fired boiler and the property is double glazed throughout. The property is conveniently positioned under two miles from the town centre and within walking distance of Littlehaven train station, North Heath Primary School, Pondtail Park and a useful parade of shops which includes a local convenience store, sub post office, pharmacy and cafe's. For older children, the property also falls within the catchment areas of the popular secondary schools, Millais and Forest.

The accommodation comprises:

Entrance Hall

A convenient entrance hall with fitted coir matt, electricity metre, fuse board, and door to sitting room.

Sitting Room

With hardwood flooring, two radiators, large front aspect window, low level under stair storage cabinet, full height cupboard, stairs rising to the first floor, and door to kitchen.

Kitchen

The high specification fitted kitchen comprises a range of eye and base level cabinets and drawers finished in a gloss white with contrasting granite worktops over, inset sink with worktop routed drainer, integrated fridge/freezer, integrated dishwasher, integrated electric double oven with five burner gas hob and tower extractor over, stainless steel splashback, space and plumbing for washing machine, display cabinets, window and door to conservatory.

Conservatory

A versatile space with multiple power points and French doors to the garden.

From the sitting room, stairs rise to the **First Floor Landing** where there is a linen cupboard, and loft hatch accessing the partially boarded loft space, which houses the recently fitted gas fired boiler.

Bedroom 1

A good size double bedroom with rear aspect window, radiator and recess for dressing table or wardrobe.

Bedroom 2

A further double bedroom with front aspect window and radiator.

Bathroom

A modern white bathroom suite comprising an enclosed panel bath with bath mixer tap and shower over, low level w.c, vanity unit wash hand basin with mixer tap above and storage below, mirrored bathroom cabinet, heated towel radiator, floor to ceiling wall tiling, tile and oak effect flooring, downlighting, extractor fan and obscured rear side aspect window.

Garage

The attached garage has an electric roller door to the front, power, lighting, and a rear door to the garden.

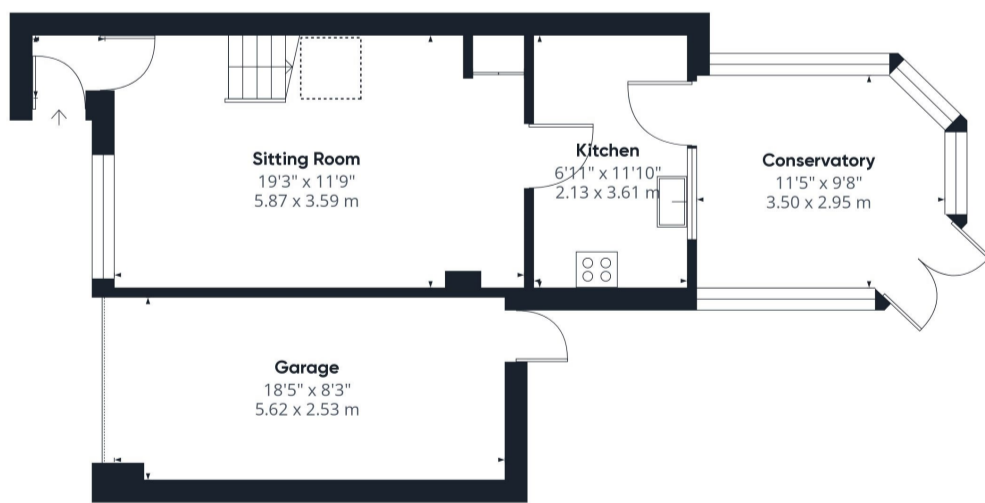
OUTSIDE

To the front of the property is a block paved driveway providing parking, and to the rear is a secluded, established garden with well tended border planting, patio and lawn.

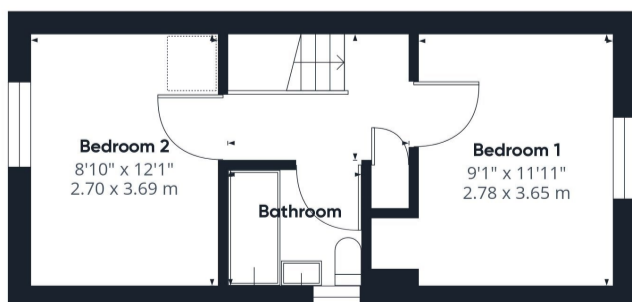
Council Tax Band—C

Referral Fees:

Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Floor 1



Floor 2



Approximate total area¹⁾

889.05 ft²
82.6 m²

Reduced headroom

23.84 ft²
2.21 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		88
B	81-90		
C	69-80		71
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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