



Drake Close, Horsham, West Sussex RH12 5UD
Asking price £340,000

& LINES
James

Drake Close, Horsham

- EXTENDED HOUSE
- GOOD LOCATION
- THREE BEDROOMS
- COUNCIL TAX: C
- EPC: C
- ATTIC ROOM WITH STUDY AREA & W.C
- SOUTH FACING GARDEN
- ON STREET PARKING
- FREEHOLD

A well presented three bedroom family home located in a popular road in the sought after area of North Horsham within easy reach of local amenities.

Location

The property is positioned in cul de sac off North Heath Lane, Littlehaven train station can be reach on foot and is only approximate half a mile away and the town centre is within two miles. Popular primary schools - Holbrook and North Heath are both within a short walk and Bohunt secondary school is under just over a mile away. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis at home. By car the A264 is accessible within a short drive, connecting the A24 and M25 road networks to London, Gatwick and the south coast.





Property

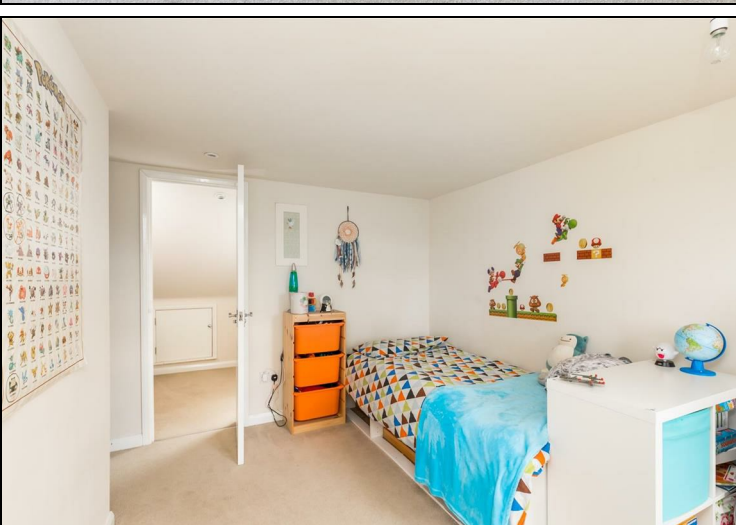
On entering the property there is space for coats and shoes with an opening to the kitchen. The kitchen is fitted in a range of eye and base level painted grey units with complementing worktops, the kitchen features an opening allowing the reception room to be connected. The lounge/diner benefits from under stairs storage cupboard, with double glazed doors leading into the garden. To the first floor there are two good sized bedrooms and family bathroom which is fitted in a white suite with rainfall shower over bath. On the second floor there is a double bedroom which features wonderful views over playing fields and benefits from a separate study area with eaves storage and cloakroom.

The property also benefits from G.C.H and double glazing throughout.

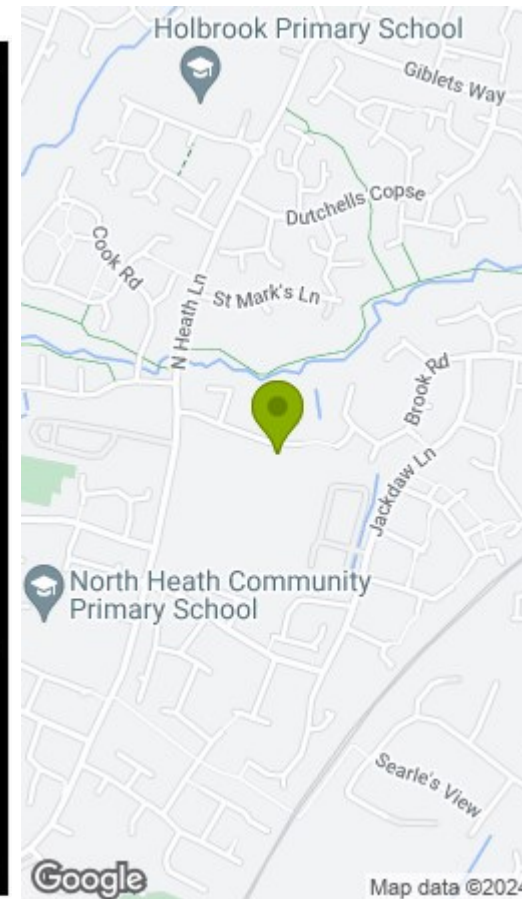
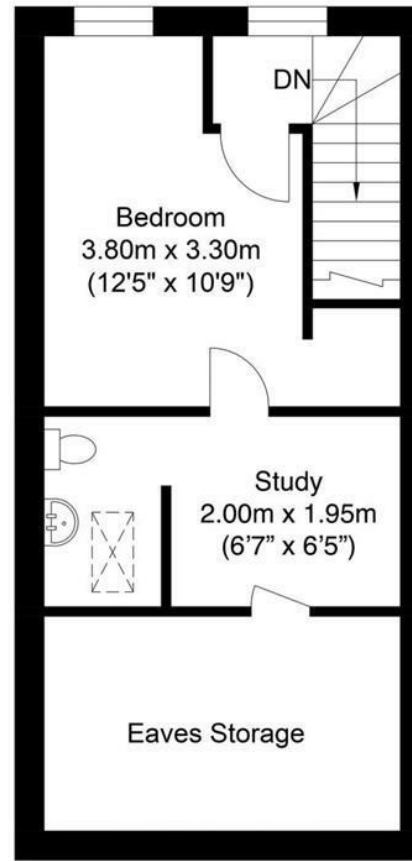
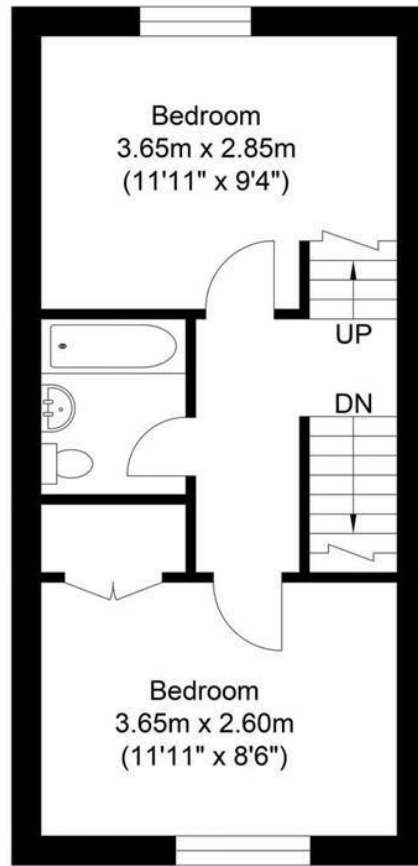
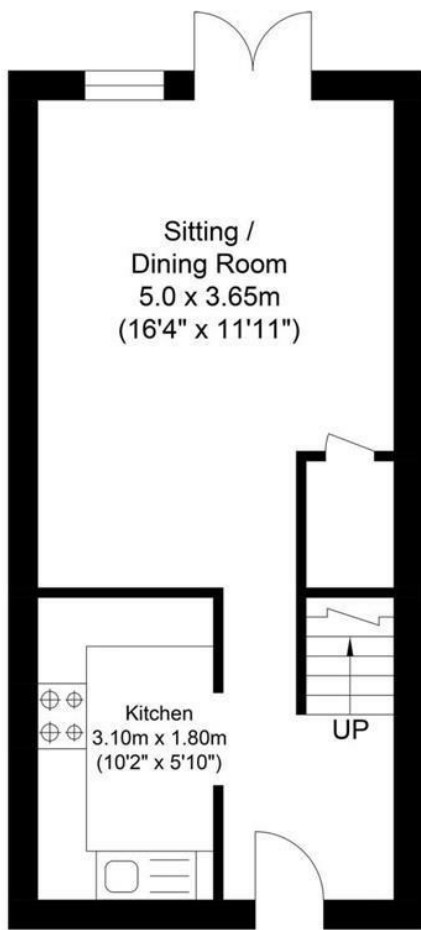
Outside

The property is located in a slightly elevated position within the cul de sac, with a stepped pathway to the front door. There is ample street parking for residents. The rear garden faces south and is predominately laid to lawn with storage shed and patio for outside seating.

Disclaimer: The images used reflect when the property was vacant, the property is now tenanted.







Ground Floor
Approximate Floor Area
322.16 sq ft
(29.93 sq m)

First Floor
Approximate Floor Area
322.16 sq ft
(29.93 sq m)

Second Floor
Approximate Floor Area
322.16 sq ft
(29.93 sq m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	89		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



Approximate Gross Internal Area = 89.79 sq m / 966.49 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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