



Earlswood Close, Horsham, RH13 6DB
Asking price £300,000

& LINES
James

Earlswood Close, Horsham

- NO CHAIN
- TWO BEDROOMS
- MID TERRACE
- CLOAKROOM
- DOUBLE BEDROOMS
- EPC RATING D
- COUNCIL TAX BAND C
- FREEHOLD

****Offered for sale with no onwards chain**** A two bedroom mid terrace house situated in peaceful cul-de-sac within reach of local amenities.

Location

The property is conveniently located within a short walk from a parade of local shops and a number of popular schools such as Forest and Millais Secondary Schools. Leechpool and Owlbeech Woods are also in easy reach providing 53 acres of ancient woodland to explore. 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 and John Lewis. By car the A264 and A281 are only a short drive away connecting the road networks to London, Gatwick and the south coast.

Property

This is the perfect opportunity to purchase a well appointed two bedroom house and create a dream home. Accommodation comprises: Entrance hall, cloakroom, fitted kitchen, lounge/diner with patio doors to the rear garden and useful under stairs storage cupboard. Upstairs there are two double bedrooms with built in wardrobes, one bedroom also has a cupboard housing the immersion tank. The fitted bathroom benefits from a shower the bath.

The property is fully double glazed with gas central heating to radiators.





Outside

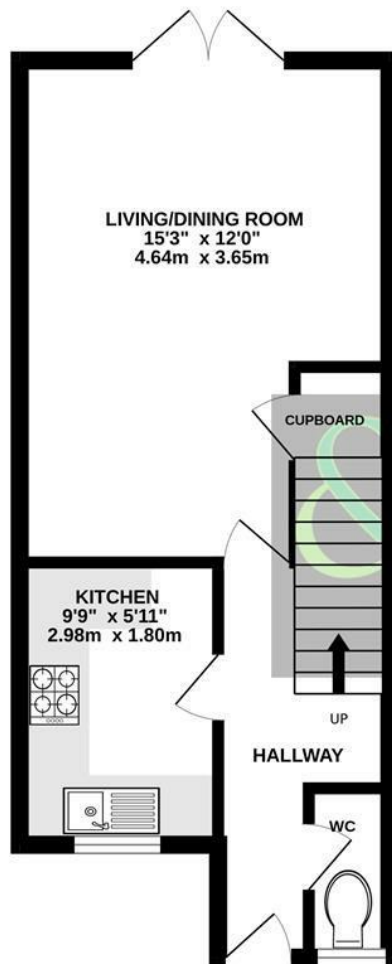
To the front is a lawn area with a path leading to the front door. The rear garden is well maintained with a lawn and patio. A flower bed at the end of the garden creates a focal point and a path leads from the house to a gate to a parking area.

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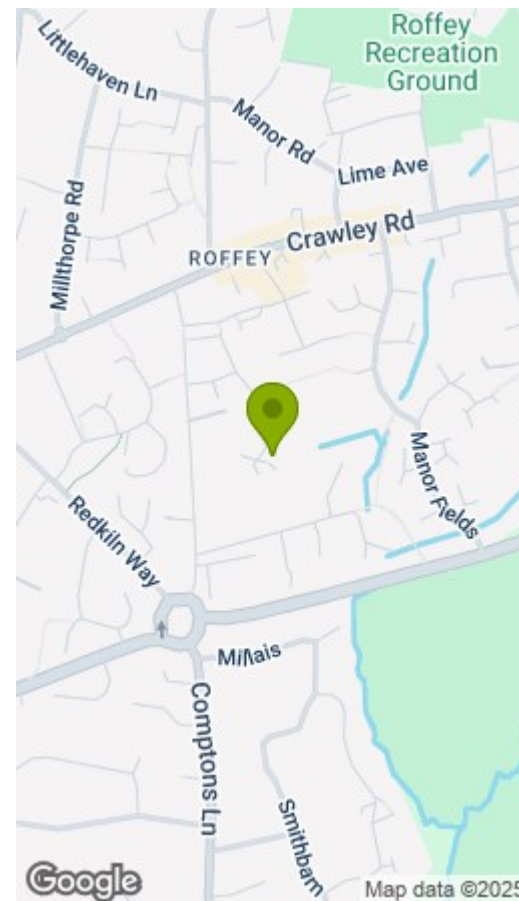
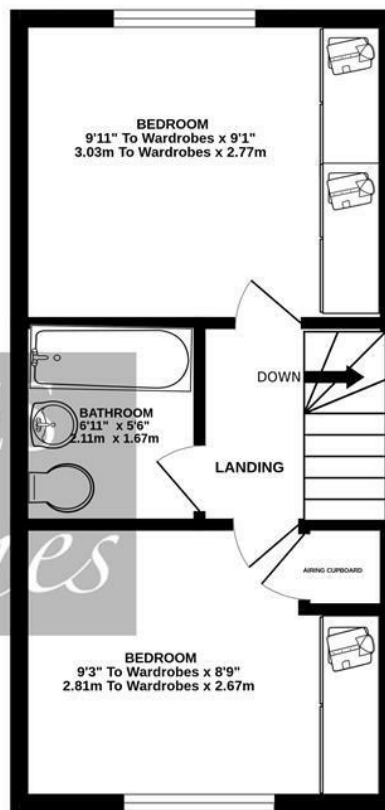




GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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