



**Connells**

Drake Close  
Horsham



## Property Description

Set at the end of a cul-de-sac, this four bedroom semi detached home which offers flexible living space across three floors, ideal for families and those working from home.

The ground floor provides a practical and welcoming layout featuring a spacious kitchen with ample workspace, the lounge area is perfect for everyday living and entertaining and has direct access to the garden which has a garden room. The study is ideal for a home office or homework room.

The first floor has two bedrooms and a family bathroom, the second floor also has two bedrooms providing excellent flexibility for a growing families, guests or additional workspace.

The rear garden is private and features a garden room positioned at the end of the garden, perfectly suited for a home office, studio, hobby space or a quiet retreat away from the main house.

## Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

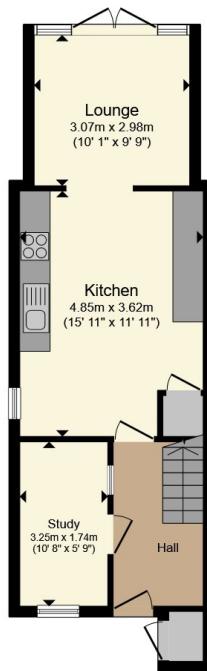
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

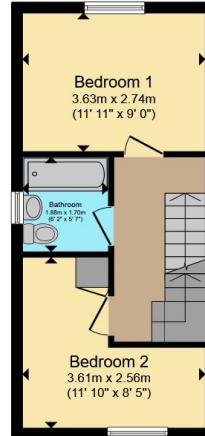




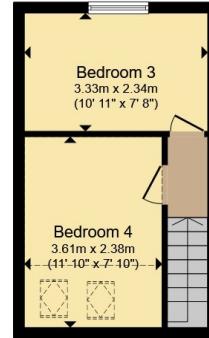




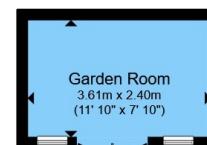
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 100.4 m<sup>2</sup> (1,080 sq.ft.) approx

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**Connells**

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