



Firs Close, Horsham, West Sussex, RH12 1GD



woodlands



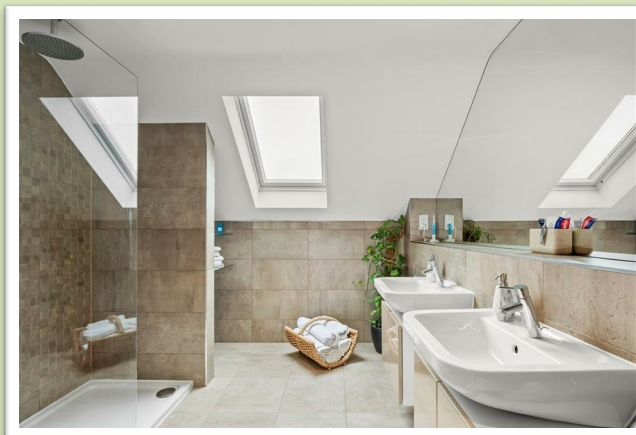
Located in a prime position on Farthings Hill, just a short distance from Horsham's vibrant town centre, this exquisite home was built by renowned house builders Crest Nicholson in 2015, and is brought to the market with no onward chain.

Commanding a strong presence on the street, this home is bound to appeal to a family wishing to find a property with flexible living space and generous bedroom accommodation. Just a short walk to Tanbridge Secondary school and with easy links for road access to Gatwick, Brighton and London this is the perfect balance for those wishing to enjoy luxury living with all that Horsham has to offer close by.

We often talk about kerb-appeal, and this home has it in abundance. Accessed by a block paved driveway in front of a capacious double garage, a covered storm porch leads into a bright a spacious entrance hall. You immediately get a sense of scale and quality as you step into this home. With attractive herringbone parquet style flooring through most of the ground floor, glazed double doors lead into a triple aspect living room, with feature bay window and French doors providing access to the rear garden. The dining room and kitchen are separated by double doors, and once opened, this space creates a real hub to this fabulous home. The kitchen features a central island with breakfast bar and integrated appliances, a wealth of fitted base and wall units in contemporary tones and composite stone worktops with further French doors allowing the kitchen and garden to flow perfectly. Ideal for those sunny afternoons when al-fresco dining and outdoor entertaining are a must. The garden is part walled, providing a splash of character, and is mostly laid to lawn but with some attractive borders a generous patio area. The ground floor accommodation is completed with a study/snug, utility room with space for freestanding white goods and guest cloakroom.



From the entrance hall, stairs lead to a wonderful galleried landing. There are five bedrooms, all are doubles, with bedroom 2 featuring fitted wardrobes and an en-suite shower, and the principal suite being a particular highlight with walk-in dressing area and large en-suite bathroom with separate shower. A family bathroom with double shower and separate bath completes the internal accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 12'10" x 19'05" (3.91m x 5.92m)

LIVING ROOM 22'05" min x 11'01" min (6.83m min x 3.38m min)

KITCHEN 17'07" x 12'05" (5.36m x 3.78m)

DINING ROOM 14'04" min x 12'01" (4.37m min x 3.68m)

STUDY 7'06" x 11'02" (2.29m x 3.40m)

CLOAKROOM 4'03" x 5'0" (1.30m x 1.52m)

UTILITY ROOM 12'10" x 8'08" (3.91m x 2.64m)

FIRST FLOOR GALLERIED LANDING

PRINCIPAL SUITE 23'10" x 19'06" (7.26m x 5.94m)

EN-SUITE BATHROOM 9'05" x 13'03" (2.87m x 4.04m)

DRESSING AREA 6'03" x 19'0" (1.91m x 5.79m)

BEDROOM TWO 11'09" x 10'06" (3.58m x 3.20m)

EN-SUITE SHOWER ROOM 10'04" x 6'02" (3.15m x 1.88m)

BEDROOM THREE 10'04" x 12'02" (3.15m x 3.71m)

BEDROOM FOUR 10'04" x 8'10" (3.15m x 2.69m)

BEDROOM FIVE 10'04" x 8'0" (3.15m x 2.44m)

FAMILY BATHROOM 11'09" x 9'0" (3.58m x 2.74m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

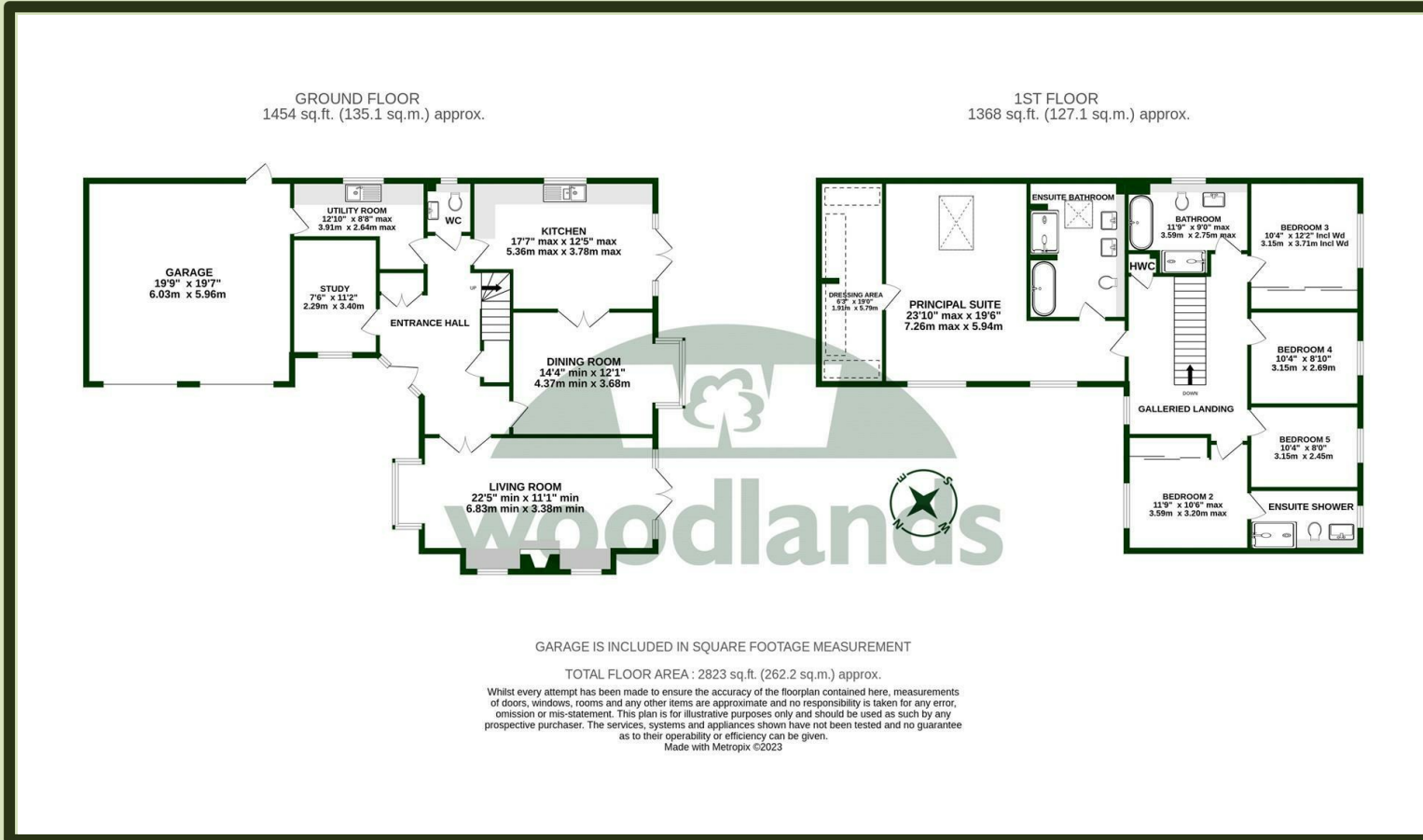
DOUBLE GARAGE 19'09" x 19'07" (6.02m x 5.97m)

REAR GARDEN

NO ONWARD CHAIN



www.woodlands-estates.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	90
(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		

LOCATION: Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights onto Albion Way. Go straight across the roundabout and the first set of traffic lights. At the second set, turn right into The Bishopric. Proceed out of Town passing Collingwood Batchelor on your right and The Co-op on your left. Proceed up the hill and through the pedestrian lights. Continue past Hillside and The Crescent and at the roundabout for Tanbridge House School go straight ahead. You are now on Farthings Hill. Firs Close can be found on the left hand side just before the top of the hill.

COUNCIL TAX: Band G.

EPC Rating: B.

Please note, the owners inform us that there is an annual estate charge. Current annual payment is £573.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.