



Shandys Close, Horsham, West Sussex, RH12 1TY



woodlands



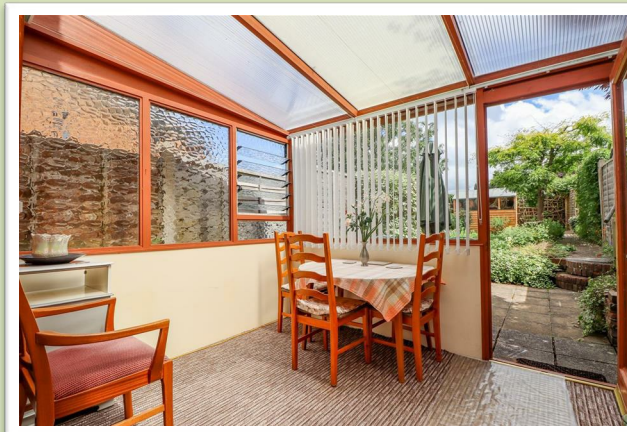
Positioned in a popular area of Horsham, close to local primary schools and a recreation ground this 2 bedroom end of terrace house would make for a perfect family home. With broad appeal to a host of different buyers, the property is brought to the market with no onward chain and offers excellent scope to modernise and enhance.

The location can't be beaten - we are also within easy reach of the centre of Horsham- a historic market town with excellent range of amenities, from major high street retailers, independent shops, bars and restaurants and wonderful leisure facilities, you can see why so many families choose to settle down here.

Accessed by a pathway leading to an enclosed porch with a small guest cloakroom. To the front is a small kitchen area with a range of base and wall units, as well as space for freestanding appliances. The main living space consists of a well proportioned living room with useful understairs storage, and patio doors leading out to a timber framed conservatory providing a welcome additional living/dining area.

From the hallway, stairs lead to the first floor, with two bedrooms- the principal bedroom being a double with fitted mirrored wardrobe (check) the second being a generous single bedroom with large bulkhead storage cupboard. A bathroom and airing cupboard with modern combi boiler completing the internal configuration.

From the conservatory, there is access to a beautifully presented garden- another highlight of this home. With a small patio area leading to a well-kept lawn, and storage shed to the rear. This is a private garden and a welcome space for outdoor entertaining. A gate at the rear leads directly to the allocated parking space for this home.





Accommodation with approximate room sizes:  
Max measurements shown unless stated otherwise.

**FRONT DOOR TO:**

**ENTRANCE PORCH**

**CLOAKROOM 2'02" x 2'10" (0.66m x 0.86m)**

**HALLWAY 6'0" x 7'09" (1.83m x 2.36m)**

**KITCHEN 5'05" x 7'09" (1.65m x 2.36m)**

**LIVING ROOM 11'09" x 13'06" (3.58m x 4.11m)**

**CONSERVATORY 9'04" x 8'03" (2.84m x 2.51m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 11'09" x 7'01" (3.58m x 2.16m)**

**BEDROOM TWO 11'09" x 6'03" (3.58m x 1.91m)**

**BATHROOM 5'04" x 7'08" (1.63m x 2.34m)**

**OUTSIDE**

**FRONT GARDEN**

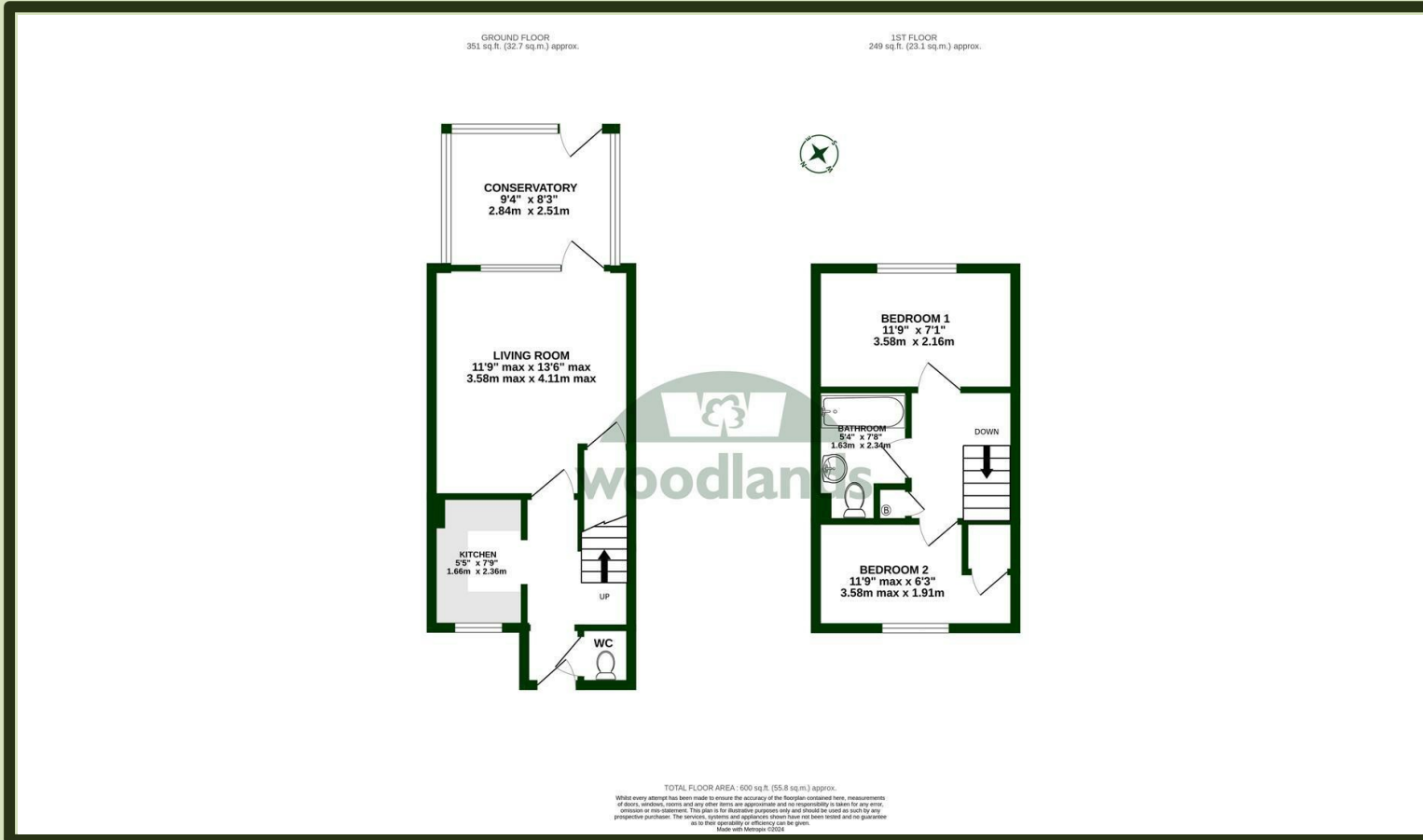
**REAR GARDEN**

**ALLOCATED PARKING SPACE**

**NO ONWARD CHAIN**



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**LOCATION:** The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is within half a mile and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

**DIRECTIONS:** From Horsham town centre proceed in a Westerly direction along The Bishopric. Continue into Guildford Road with The Co-op and Pets Corner on your left hand side. Take the immediate turning on your left into Blackbridge Lane. Continue past Arunside School and take the second right into Hills Farm Lane. Shandy's Close is the first turning on the right.

**COUNCIL TAX:** Band C.

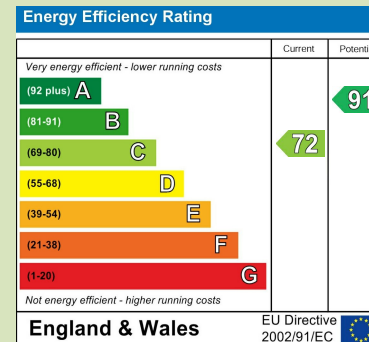
**EPC Rating:** C.

**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.