



Peary Close, Horsham, West Sussex, RH12 5GD



woodlands



Positioned in a popular residential close, this two bedroom semi detached bungalow offers the new owners scope to improve and enhance to create a lovely home.

With no onward chain, this property is within easy reach of local shops, Holbrook club providing leisure facilities and whilst also being within easy reach of Horsham town centre with its excellent range of amenities, shops bars and restaurants.

Internal accommodation comprises an entrance porch with door into the hallway with airing cupboard and door into the living/dining room with window to front aspect. To the rear is a kitchen/breakfast room fitted in a range of wall and base units with built-in oven and hob and ample space for a breakfast table and chairs. This is a bright spacious room with window to the rear and a door leading into a useful rear porch providing access to the garden. Two double bedrooms and a family bathroom complete the internal accommodation.

To the front the property benefits from driveway parking and a garden and side access leads to the rear garden.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH

HALLWAY

LIVING/DINING ROOM 11'02" x 15'04" (3.40m x 4.67m)

KITCHEN/BREAKFAST ROOM 10'04" x 12'10" (3.15m x 3.91m)

REAR PORCH

BEDROOM ONE 11'02" x 12'01" (3.40m x 3.66m/0.30m)

BEDROOM TWO 5'11" x 11'08" (1.80m x 3.56m)

BATHROOM 5'10" x 6'07" (1.78m x 2.01m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

FRONT GARDEN

REAR GARDEN

CUL-DE-SAC LOCATION

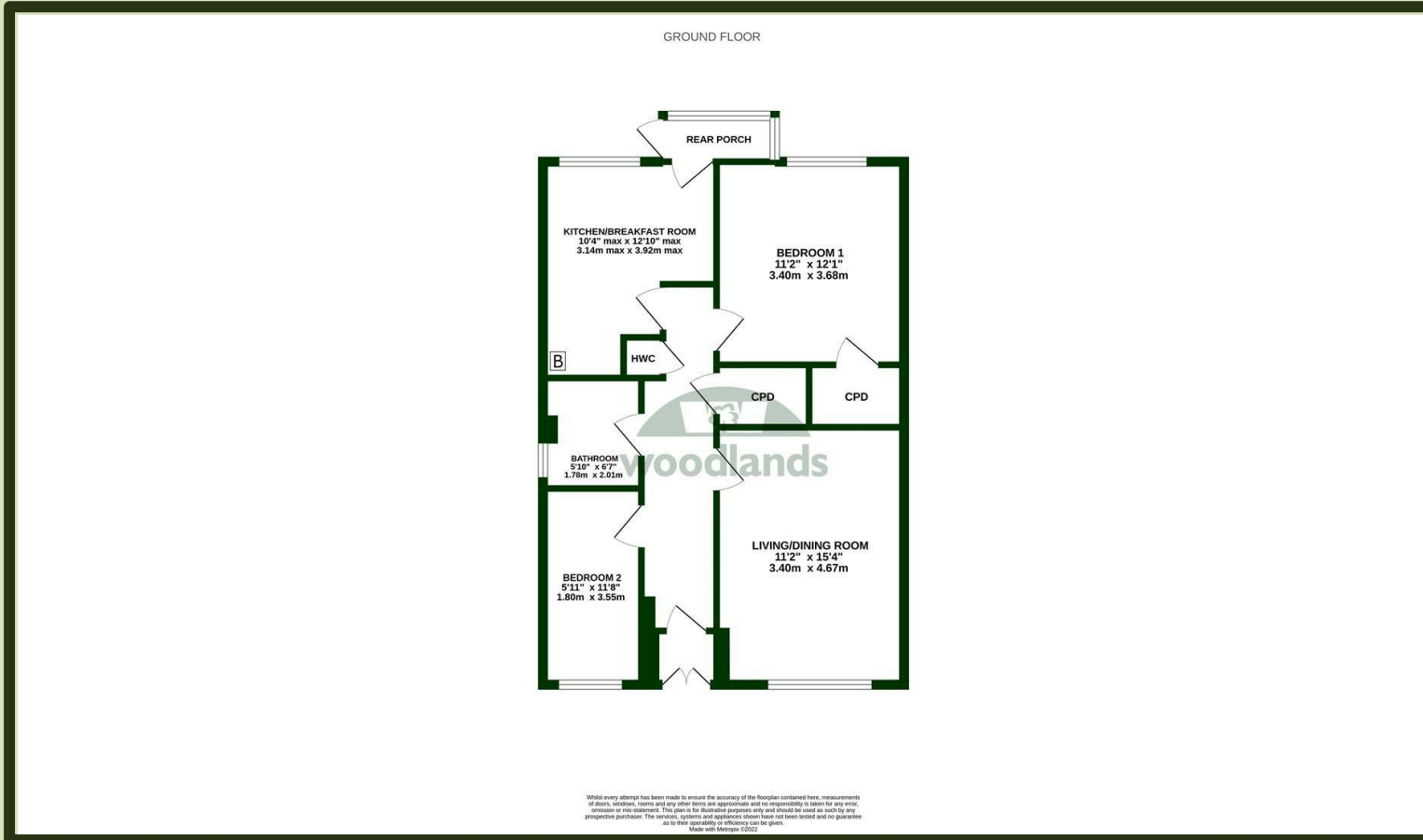
NO ONWARD CHAIN



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LOCATION: Peary Close is situated in a residential cul-de-sac north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

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 follow Albion Way over the first roundabout. At the first set of traffic lights turn right into Springfield Road. Go straight over the first set of traffic lights and at the second set turn right into Wimbleshurst Road. Proceed over the mini-roundabout into North Heath Lane and continue to the next mini roundabout by the shops. Go straight over and proceed down the hill and turn left into Amundsen Road. Take the first right into Cook Road where Peary Close is the second turning on the right.

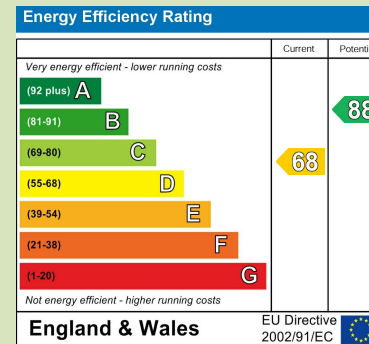
COUNCIL TAX: Band C.

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.