



1 Yarrow Close,  
Horsham, West Sussex, RH12 5FP  
Price £400,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 1 Yarrow Close, Horsham, West Sussex, RH12 5FP

Courtney Green are delighted to bring to the market this much improved and very well presented, two double bedroom semi-detached house, located in a quiet yet convenient cul-de-sac in North Horsham. The accommodation is arranged over two floors and comprises an entrance hall, a living/dining room, a modern fitted kitchen and a conservatory making up the ground floor. On the first floor, there are two double bedrooms, with built-in cupboards and a modern bathroom. Outside, a block paved driveway to the front provides off-road parking and fronts an attached garage. To the rear is a secluded landscaped garden with shrub borders and a lawn, a full-width paved patio and side courtyard area. Heating is provided by a modern fitted gas fired boiler (housed in the loft space), and the property is double glazed throughout. Yarrow Close is conveniently situated under two miles from the town centre and within walking distance of Littlehaven train station, North Heath Primary School, Pondtail Park as well as a very handy parade of shops which includes a local convenience store with a sub post office, a pharmacy and café, amongst others.

The accommodation comprises:

### Entrance Hall

A convenient entrance hall with fitted coir matt and hardwood floor, electricity metre, fuse board, and door to sitting room.

### Sitting Room

With hardwood flooring, two radiators, large front aspect window, dado rail, bespoke custom-built TV wall unit with cupboards and cuboid display shelving with lighting.

### Kitchen

The modern fitted kitchen comprises a range of eye and base level cabinets and drawers finished in a gloss white with contrasting granite worktop and pelmet lights, inset sink with worktop routed drainer and a mono-bloc tap, integrated fridge/freezer, integrated slimline dishwasher, integrated electric double oven with five-burner gas hob and tower extractor over, stainless steel splashback, space and plumbing for washing machine, display cabinets, ceramic tiled floor, window and door to conservatory.

### Conservatory

A versatile space with power points, ceramic tiled floor and French doors to the garden.

From the sitting room, stairs rise to the **First Floor Landing** where there is a linen cupboard and a loft hatch accessing the partially boarded loft space, which houses the gas fired combination boiler.

### Bedroom 1

A good size double bedroom with rear aspect window, built-in wardrobe cupboards with hanging rails and chest of drawers, panelled wainscot to one wall, vanity recess with a dressing table top with drawers, USB sockets, radiator.

### Bedroom 2

A further double bedroom with front aspect window, panelled wainscot to one wall, stair bulkhead cupboard with hanging space and drawer, radiator.

### Bathroom

A modern white bathroom suite comprising an enclosed panel bath with mixer tap and shower over, vanity unit with an inset wash hand basin with mixer tap and back-to-wall W.C, storage cupboard, mirrored bathroom cabinet, heated towel radiator, floor to ceiling wall tiling, downlighting, extractor fan and obscured rear side aspect window.

### Garage

The attached garage has an electric roller door to the front, power, lighting, and a rear door to the garden.

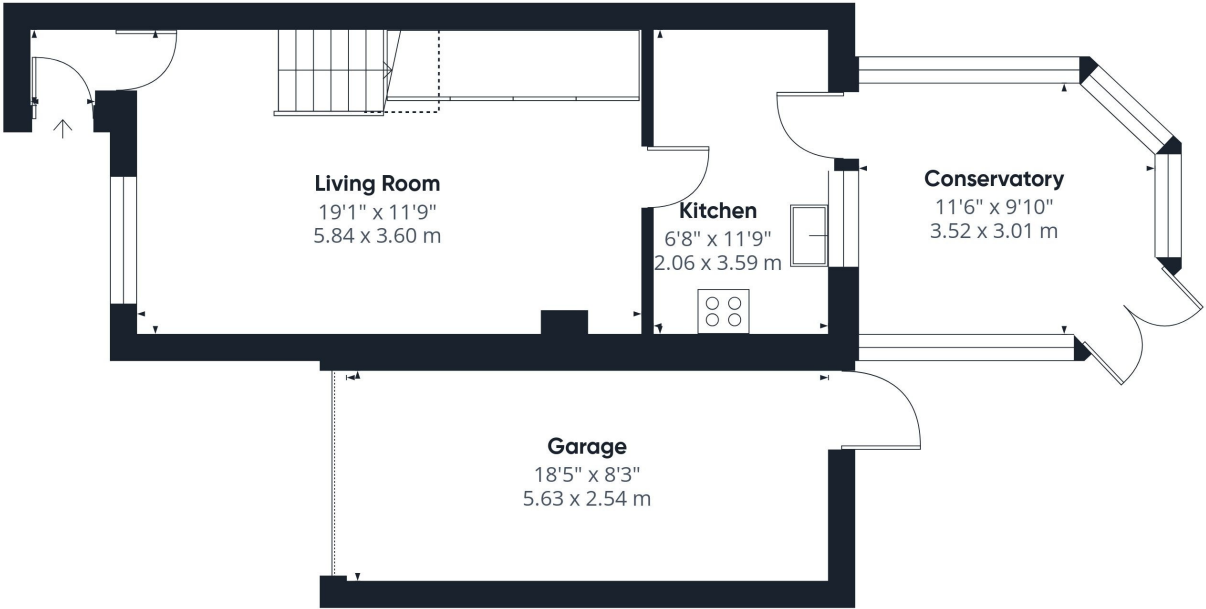
### OUTSIDE

To the front of the property is a block paved driveway providing parking, and to the rear is a secluded, landscaped garden with a full-width paved patio and side courtyard area, side shrub beds with bark chipping and a lawn.

### Council Tax Band—C

#### Referral Fees:

Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



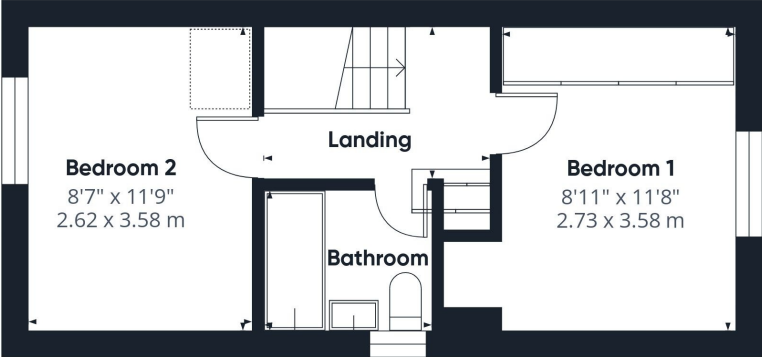
**Living Room**  
19'1" x 11'9"  
5.84 x 3.60 m

**Kitchen**  
6'8" x 11'9"  
2.06 x 3.59 m

**Conservatory**  
11'6" x 9'10"  
3.52 x 3.01 m

**Garage**  
18'5" x 8'3"  
5.63 x 2.54 m

Ground Floor



**Bedroom 2**  
8'7" x 11'9"  
2.62 x 3.58 m

**Bedroom 1**  
8'11" x 11'8"  
2.73 x 3.58 m

**Bathroom**

**Landing**

Floor 2





**Approximate total area<sup>(1)</sup>**  
868 ft<sup>2</sup>  
80.7 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A                                           |         |           |
| B                                           |         | 88        |
| C                                           |         |           |
| D                                           | 71      |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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