Badgers Close, Horsham, West Sussex, RH12 5RU

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£375,000

Tucked away in a peaceful cul-de-sac in the ever-popular town of Horsham, this substantial four-bedroom home comes to the market with the added advantage of no onward chain. Perfectly suited to growing families, the property enjoys a highly convenient setting within easy reach of well-regarded local schools and Littlehaven railway station, offering direct connections to Gatwick and London.

Arranged over two floors, the home provides generous and versatile living space throughout, with excellent potential for modernisation. For buyers looking to create a home tailored to their own tastes, there is clear scope to enhance and add value, making this an exciting opportunity to truly make it your own. Horsham's vibrant town centre is just a short drive away, offering a fantastic mix of independent boutiques, well-known retailers, and a wide range of amenities - one of the many reasons the area remains so desirable.

Set back from the road, the property is approached via a pathway serving a terrace of homes, with ample residents' parking available nearby. To the rear, a private garden leads to a garage located in a separate block, providing additional parking or storage options.

A covered entrance porch opens into a welcoming and spacious hallway, complete with a convenient ground floor cloakroom. The ground floor accommodation features a well-appointed kitchen/dining room, fitted with stylish stone worktops, a range of wall and base units, and space for freestanding appliances - ideal for both everyday living and entertaining. To the rear, a generously proportioned living room offers a bright and comfortable setting, with direct access out to the garden.

Upstairs, the first floor hosts four bedrooms, including two well-sized doubles and two practical single rooms, perfectly suited for children, guests, or a home office. A family bathroom completes the accommodation.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 5'10" x 18'08" (1.78m x 5.69m)

KITCHEN/DINING ROOM 9'07 x 18'08" (2.92m x 5.69m)

LEAN TO 4'09" x 7'06" (1.45m x 2.29m)

LIVING ROOM 15'09" x 11'05" (4.80m x 3.48m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'06" x 12'10" (2.90m x 3.91m)

BEDROOM TWO 9'07" x 11'07" (2.92m x 3.53m)

BEDROOM THREE 5'11" x 9'10" (1.80m x 3.00m)

BEDROOM FOUR 5'11" x 8'02" (1.80m x 2.49m)

SHOWER ROOM 9'05" x 5'06" (2.87m x 1.68m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE IN A BLOCK 7'10" x 16'10" (2.39m x 5.13m)

NO ONWARD CHAIN

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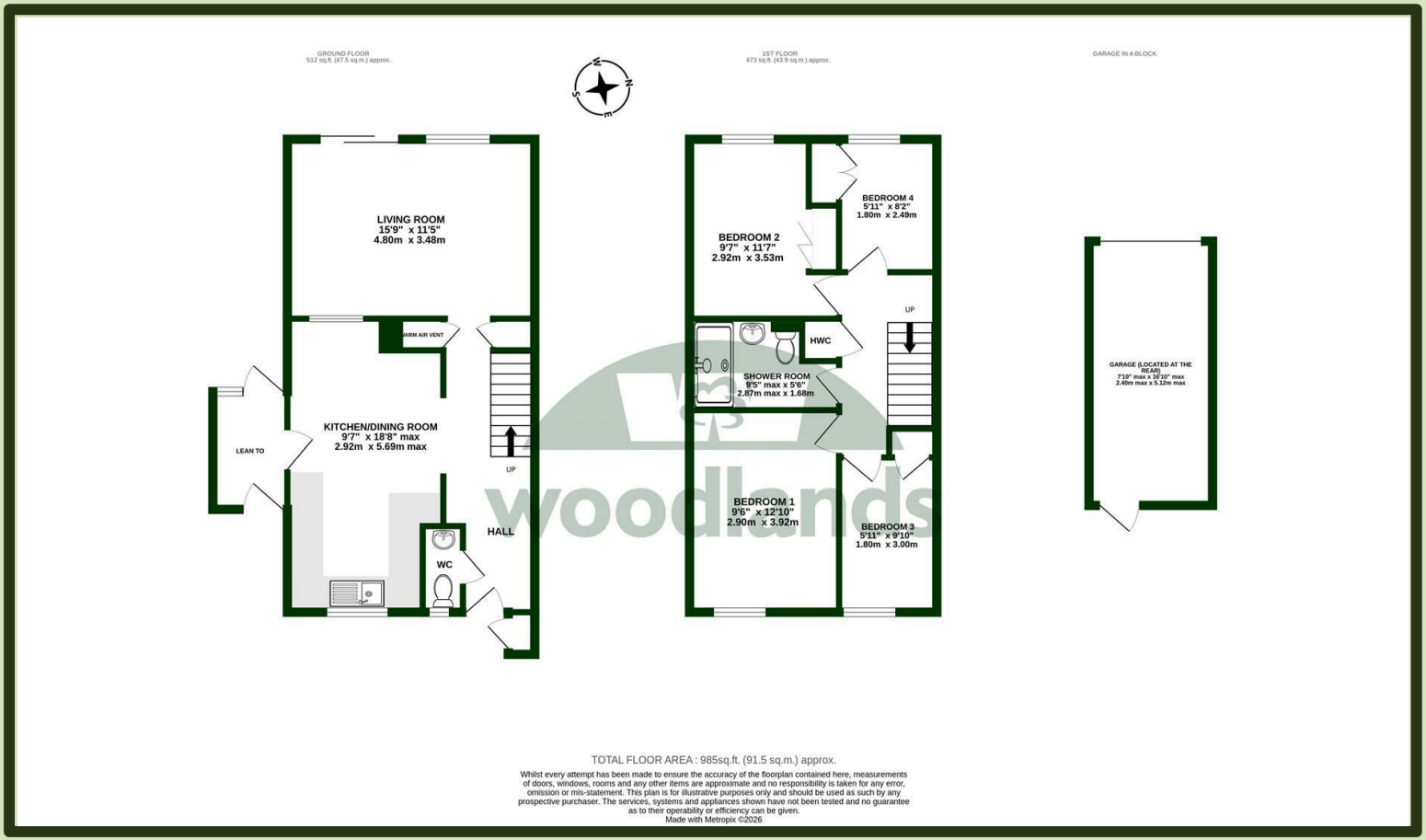

LOCATION: Badgers Close is situated north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There are regular bus routes in and out of Horsham within close proximity as well as Litltehaven Train Station. with direct routes into London.

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 go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road and proceed over Littlehaven Halt. Take the first turning on the left into Brook Road where Badgers Close is then the first turning on the left.

COUNCIL TAX: Band D.

EPC Rating: D.

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.

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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.

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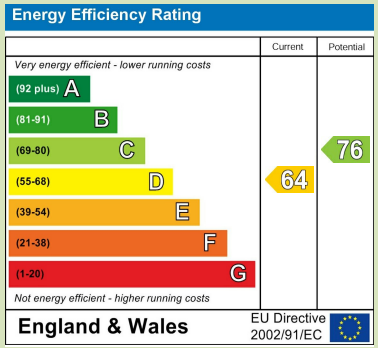

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