

Cissbury Close, Horsham, West Sussex, RH12 5JT

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Offers In Excess Of £275,000







A fantastic opportunity for first-time buyers or those looking to downsize, this attractive freehold one-bedroom house enjoys a sought-after North Horsham position and comes with the added benefits of no onward chain, allocated parking for two cars and a large private garden accessed by a gate adjacent to the front door. Offering the freedom of freehold ownership at a price point often associated with leasehold properties, this is a home that deserves to be viewed.

The front door leads into a practical enclosed entrance porch before entering a bright and inviting living room, where a feature bay window floods the space with natural light. The neutral décor throughout creates a fresh and versatile backdrop, while the well-planned accommodation provides everything needed for comfortable modern living. The kitchen is well appointed with a fitted oven and gas hob, alongside useful storage including a cupboard off the kitchen and an airing cupboard on the landing.

Upstairs, the spacious double bedroom is a particularly appealing feature, benefiting from its own bay window and a large fitted wardrobe. There is also a modern bathroom, completing the accommodation.

Outside, the rear garden is a real highlight and offers far more space than you might expect from a one-bedroom house. Fully enclosed and enjoying a wonderfully private aspect, the garden features a smart decking area accessed via steps from the garden gate, leading onto a generous lawn bordered by mature planting. It provides an excellent setting for relaxing in the sunshine, entertaining friends or simply enjoying a little peace and privacy.

The location is equally impressive, with well-regarded schools, local amenities and everyday conveniences all within easy reach. Littlehaven train station is also close by, providing excellent rail connections for commuters.

Combining a superb location, generous outdoor space, two allocated parking spaces, freehold ownership and the significant advantage of no onward chain, this is an exciting opportunity that is likely to attract plenty of interest. Early viewing is highly recommended!













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 4'6" x 3'9" (1.37m x 1.14m)

LIVING/DINING ROOM 15'4" x 11'5" (4.67m x 3.48m)

KITCHEN 8'10" x 6'1" (2.69m x 1.85m)

FIRST FLOOR

LANDING

BEDROOM 12'11" x 11'09" (3.94m x 3.58m)

BATHROOM 5'7" x 8'4" (1.70m x 2.54m)

OUTSIDE

LARGE PRIVATE GARDEN

TWO ALLOCATED PARKING SPACES

NO ONWARD CHAIN

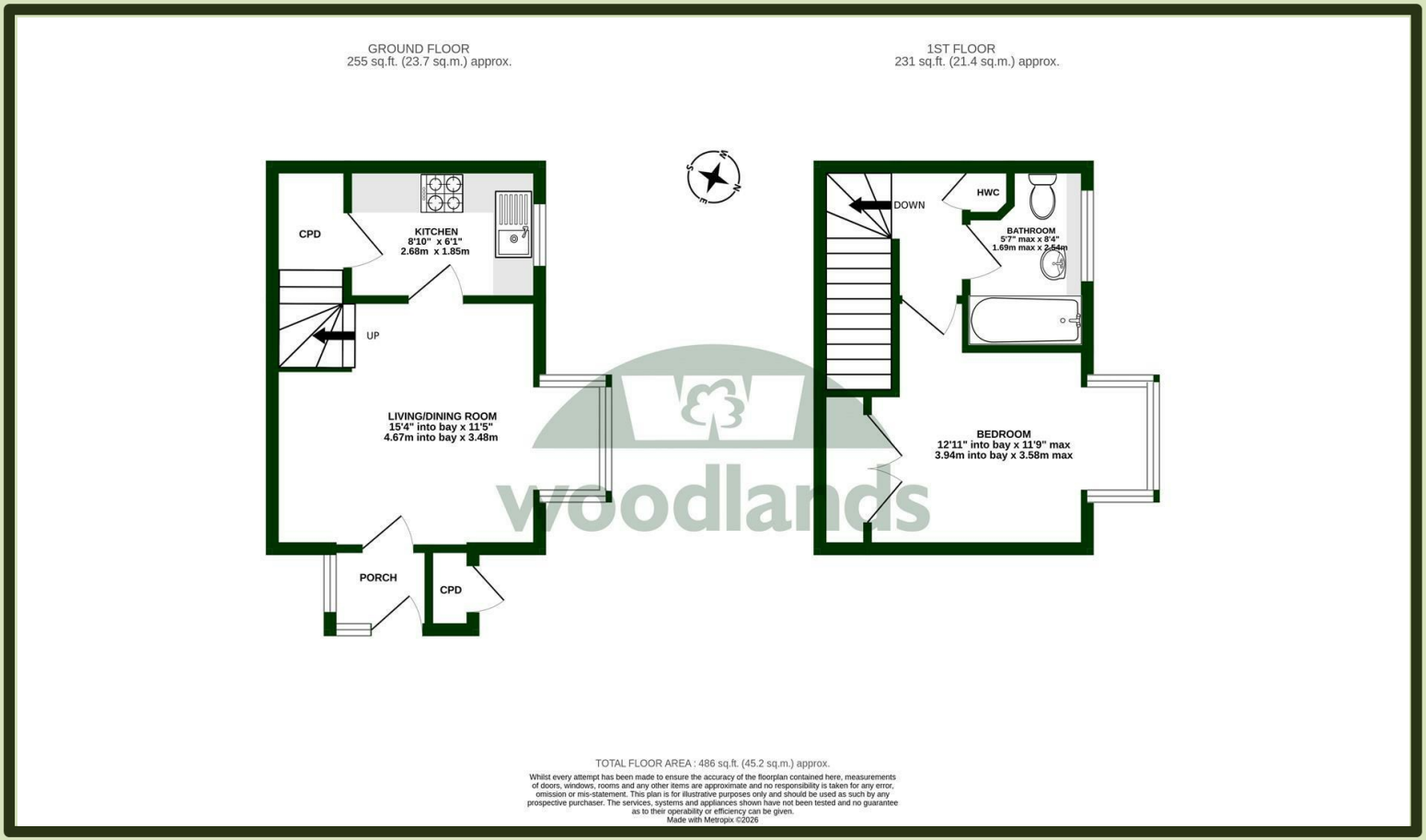
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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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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 offers a selection of restaurants and an Everyman Cinema. 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 take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit on the left and continue along this road. At the next roundabout take the second turning on the left and continue along this road which is Rusper Road. After the railway crossing on Rusper Road take the third turning on the right which is Tylden Way. Take the third exit on the left into Bartholomew Way. Cissbury Close is then the first turning on the right.

COUNCIL TAX: Band C.

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.

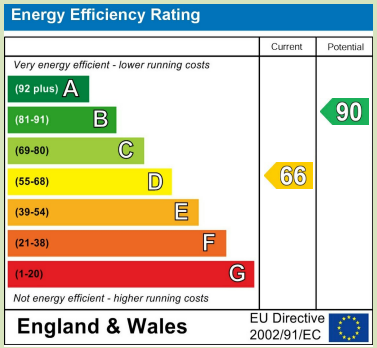
Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied 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.

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Tel: 01403 270270



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