1 Falklands Drive, Horsham

Guide Price **£350,000**

Henry Adams
estate agents

1 Falklands Drive

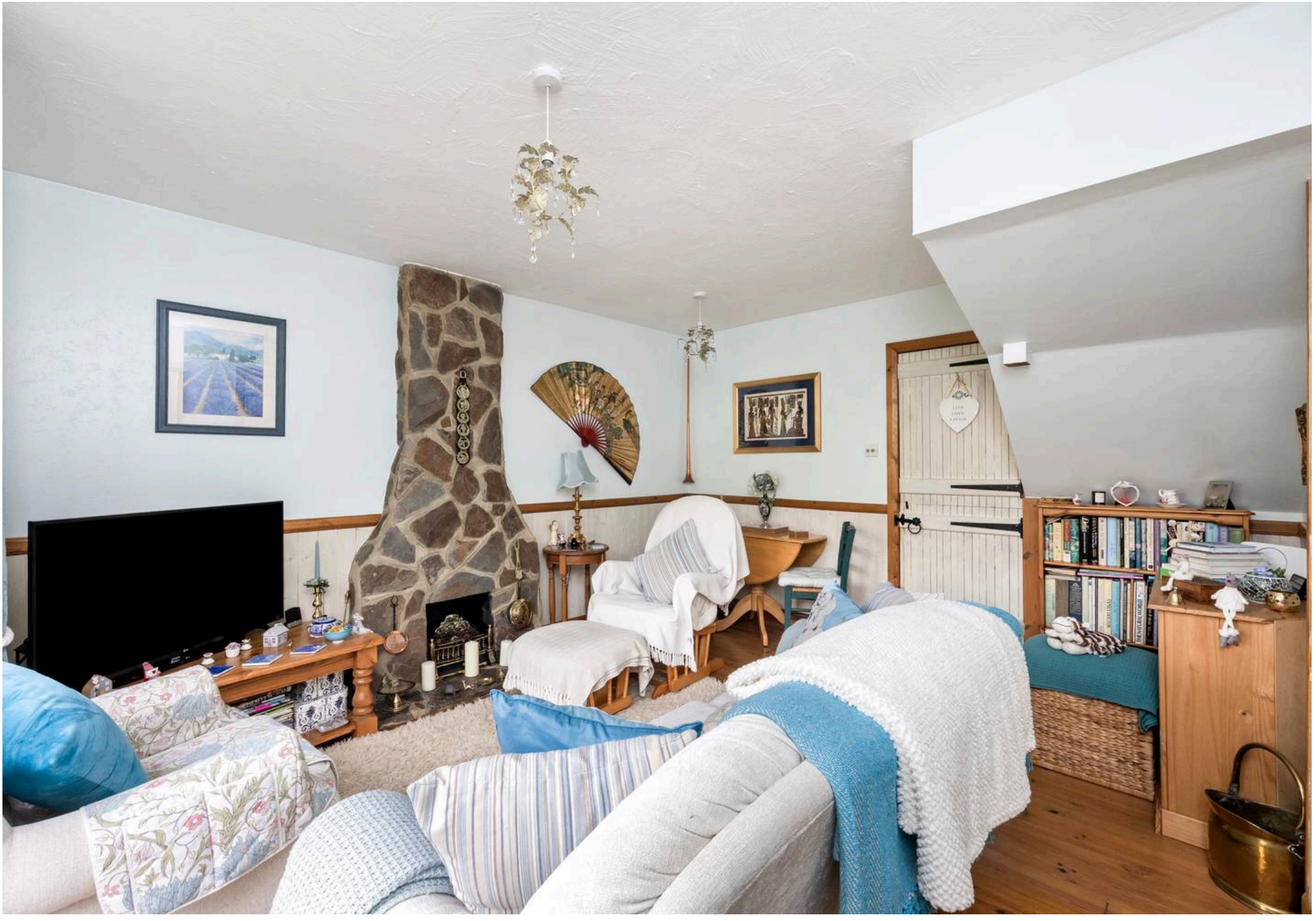
Horsham

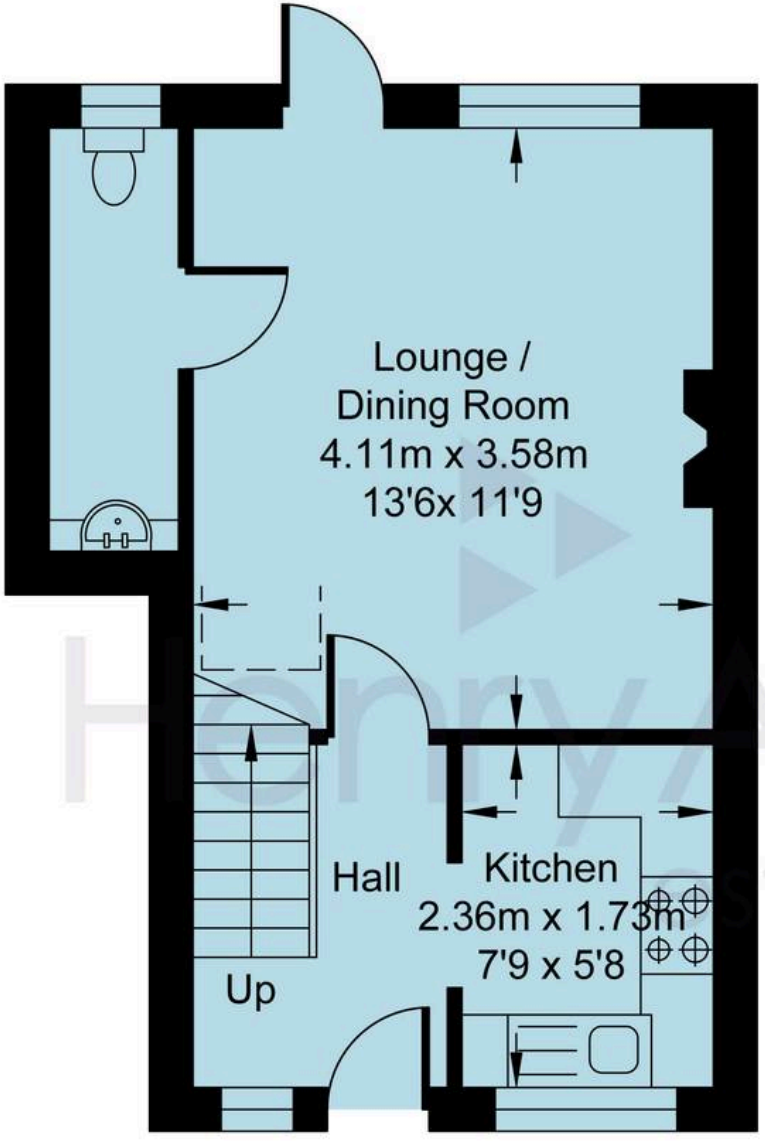
This well presented end of terrace two bedroom house offers an excellent opportunity for first time buyers, small families, or those seeking a conveniently located home in a popular residential area of North Horsham.

The property features a welcoming entrance hall leading to a spacious living area, where patio doors provide direct access to the rear garden (ideal for indoor-outdoor living and entertaining). The kitchen is thoughtfully designed with storage and worktop space, while a ground floor WC adds to the practical layout.

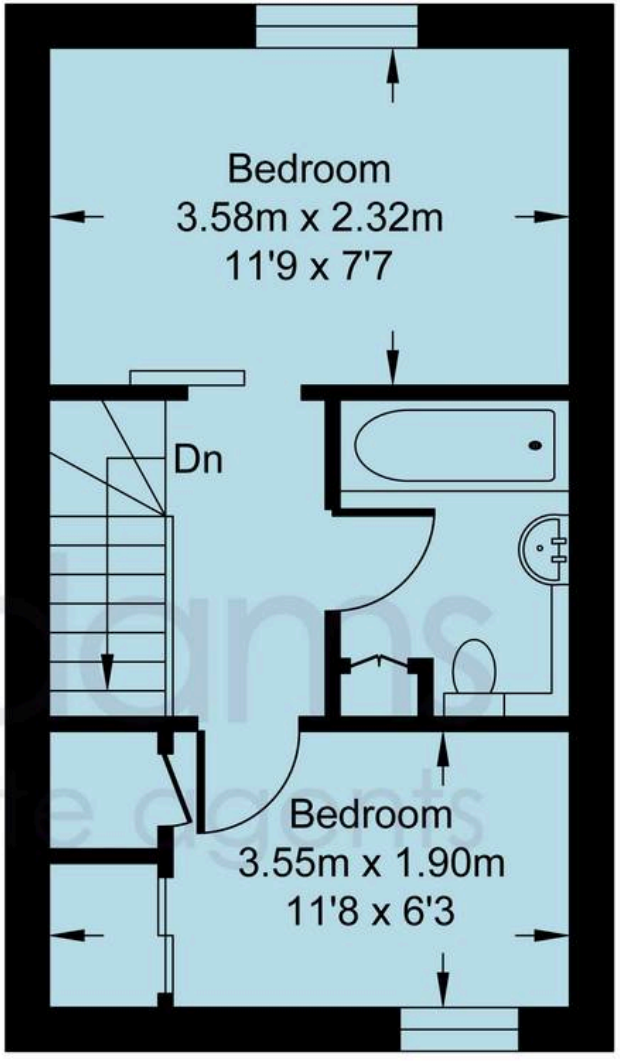
Upstairs, the property offers two bedrooms, providing comfortable accommodation for residents, together with a family bathroom fitted with a bath and shower over, wash hand basin set within a vanity unit, and useful built-in storage. To the rear, two allocated parking provides added convenience for residents.

Situated close to well regarded schools, this property is particularly appealing to families, and its location also offers easy access to a range of local amenities, including shops, cafes, and leisure facilities. Commuters will appreciate the proximity to Littlehaven train station, which is approximately 1.4 km (0.9 miles) away, providing regular services to London and the south coast. Nature lovers will enjoy being ideally situated near Leechpool and Owlbeech Woods.





GROUND FLOOR



FIRST FLOOR

Falklands Drive

Approximate Area = 539 sq ft / 50.12 sq m

For identification only - not to scale

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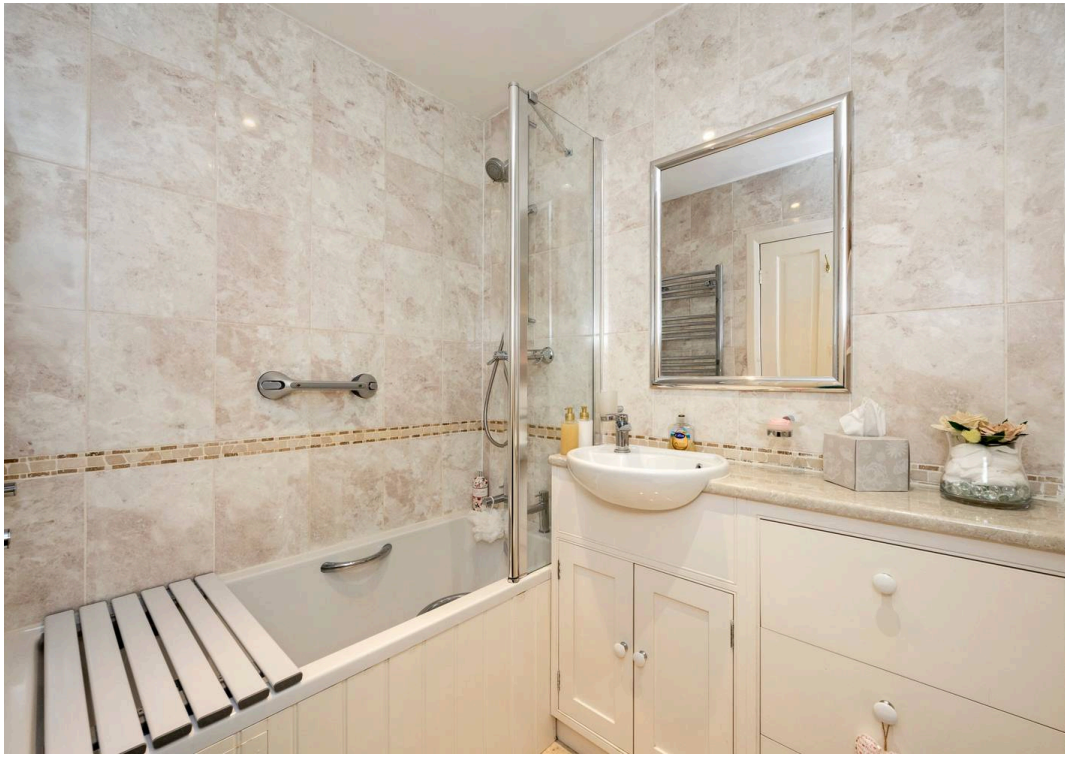

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Henry Adams - Horsham

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