



1 Yarrow Close, Horsham

Guide Price **£395,000**


Henry Adams
estate agents

1 Yarrow Close

Horsham

Attractive Two Bedroom Semi-Detached Home in a Quiet Cul-de-Sac

Nestled within a quiet cul-de-sac, this well-presented two-bedroom semi-detached home offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, small families or those seeking a peaceful setting with excellent local connections.

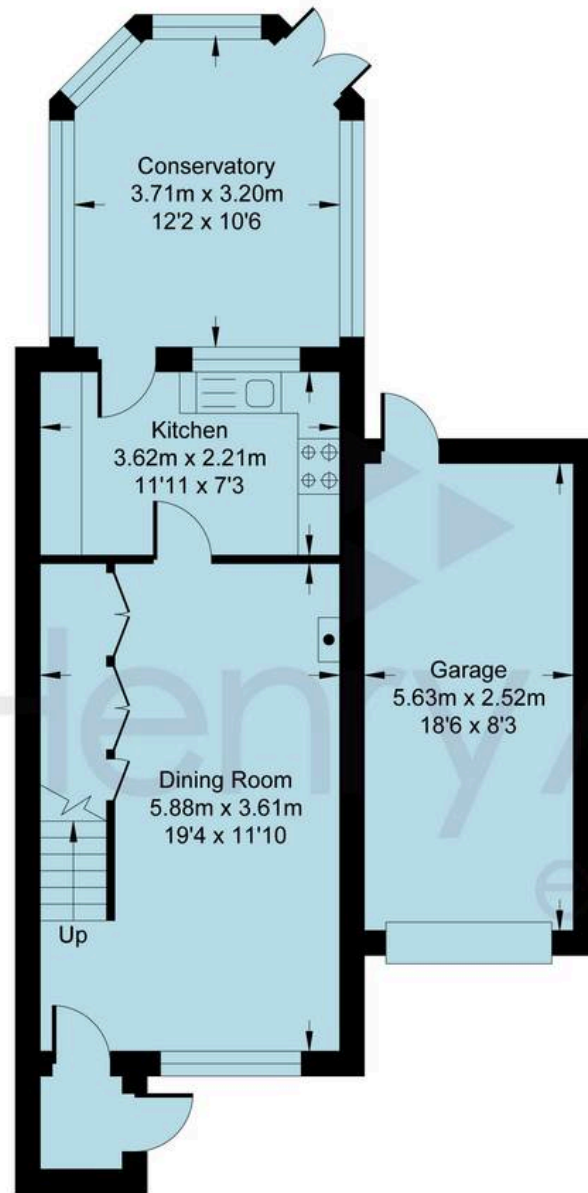
The property features a spacious living and dining room, providing a welcoming and light-filled space for both relaxing and entertaining. To the rear, the modern kitchen offers a practical and well-appointed cooking space, leading through to a bright conservatory overlooking the rear garden. The conservatory provides a versatile additional reception area, ideal for dining, relaxing or enjoying views of the garden throughout the year, with convenient access directly out to the garden.

Upstairs, the property offers two double bedrooms, both providing comfortable accommodation, alongside a well-appointed family bathroom. Further benefits include gas central heating and double glazing.

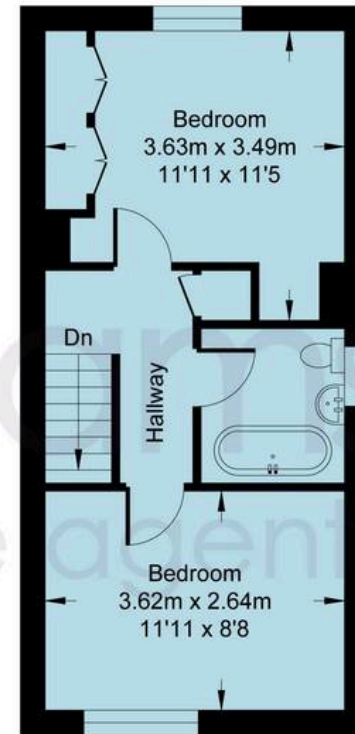
The outside space has been thoughtfully arranged for both enjoyment and ease of maintenance. The attractive rear garden features a paved patio area, perfect for alfresco dining or relaxing in the sunshine, complemented by well-maintained flower beds and boundary fencing offering a degree of privacy. Enjoyed from both the garden and conservatory, this pleasant outdoor space provides a lovely extension to the home's living accommodation.



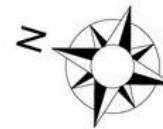




GROUND FLOOR



FIRST FLOOR



Yarrow Close

Approximate Area = 782 sq ft / 72.64 sq m

Garage = 153 sq ft / 14.19 sq m

Total = 935 sq ft / 86.83 sq m

For identification only - not to scale



To the front, a private driveway provides convenient off-road parking, alongside a garage offering additional storage, secure parking or potential workshop space.

Ideally situated close to well-regarded schools, local amenities and Littlehaven railway station, the property is well placed for commuters and families alike. Its peaceful cul-de-sac position, practical layout and appealing outdoor space combine to create a home that balances everyday comfort with convenience.

An excellent opportunity to acquire a well-presented home in a sought-after location. **Early viewing is highly recommended.**

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. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: C - Tenure: Freehold







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.