

York Close, Horsham, RH13 5PH

Asking Price £275,000

Council Tax Band: C



LOCATION

Open House Horsham are delighted to bring to the market this very spacious, split-level, two double bedroom maisonette in a highly convenient location. It is just less than a mile to both Horsham mainline and Littlehaven stations with regular trains to London and five minutes by car to the A264 with links to the A24 and A23. It is also positioned within the catchment of both good and outstanding primary and secondary schools and is a short drive to the town centre or a 25 minute walk.

PROPERTY

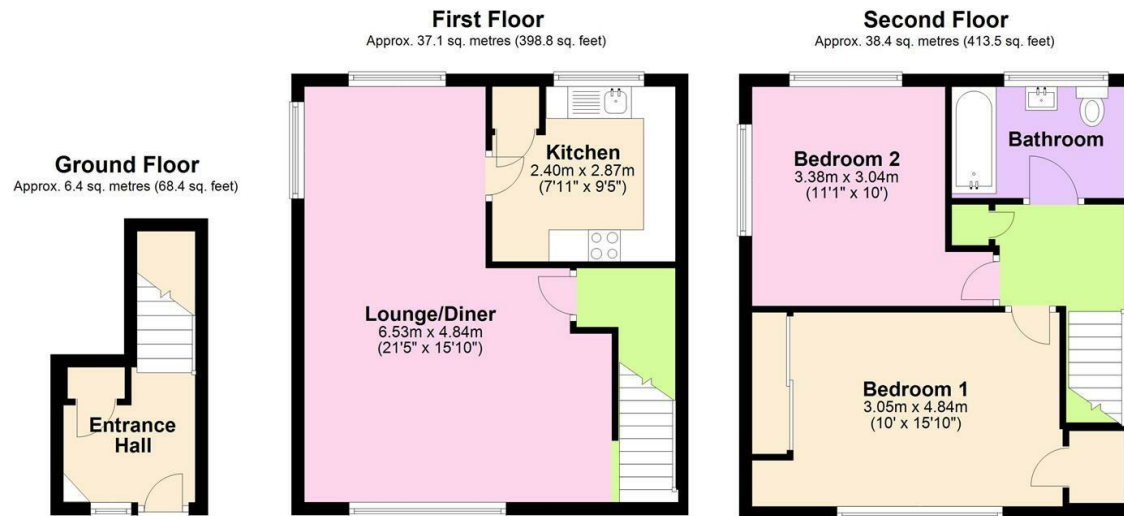
The entrance on the ground floor opens up into a good-sized hall, with two storage cupboards and plenty of space to store shoes and hang coats. The stairs are directly ahead leading up to the living accommodation. This property is flooded with light from the large windows and the 21ft lounge/diner is a fantastic space. Tucked around the corner is the bright kitchen with plenty of space for a range of base and wall units and appliances, there is also a built-in cupboard good for storing large household items. To the second floor are two double bedrooms, large bathroom and a spacious landing. There are further built-in cupboards in bedroom one and on the landing, providing excellent storage, in addition to a part-boarded loft-space. This property has been extensively modernised by the current owners, it a light, spacious and very well-presented home and an internal viewing is highly recommended.

OUTSIDE

The York Close estate is managed by a Residents Association and this is evident from the immaculately maintained communal gardens. The property also has the added benefit of a garage en-bloc.

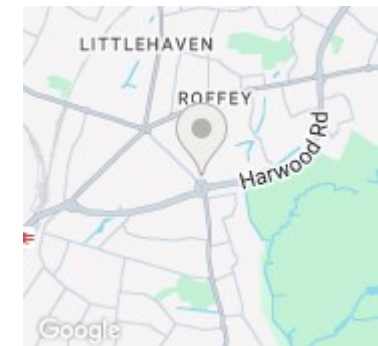


Open House Horsham



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

Windsor Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	
		EU Directive 2002/91/EC