

Roebuck Close, Horsham, West Sussex, RH13 5UN

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£325,000







Offering a wonderful combination of comfort, practicality and convenience, this beautifully presented two-bedroom end-of-terrace home enjoys a peaceful residential setting and well-arranged accommodation across two floors.

The location is a real highlight, with local primary schools, children's playgrounds, woodland walks and everyday shopping facilities all close at hand. The vibrant market town of Horsham is also just a short drive away, offering an excellent selection of shops, cafés, bars, restaurants and leisure facilities, making this an appealing choice for first-time buyers, couples or anyone looking to enjoy the best of local living.

The property is approached via a neat front lawn and pathway leading to the entrance, where the quality of presentation becomes immediately apparent. Inside, the modern kitchen is positioned to the front of the home and is fitted with a range of wall and base units, alongside an integrated oven and hob, with additional space for freestanding white goods. Moving through the property, the living room provides a welcoming and well-proportioned space in which to relax, with the added benefit of a useful under-stairs storage cupboard. To the rear, a conservatory offers valuable additional living space, providing the flexibility to create a dedicated dining area, a second sitting room or simply a peaceful spot to unwind while enjoying views over the garden.

Upstairs, the principal bedroom is a comfortable double with ample room for freestanding furniture, while the second bedroom is a single and benefits from fitted wardrobes offering excellent versatility, whether used as a guest bedroom, nursery or home office. Completing the accommodation is a contemporary, well-presented family bathroom, fitted with a bath and electric shower overhead.

Outside, the rear garden has been laid to patio, creating an easy-to-maintain space ideal for those who prefer to spend less time on upkeep and more time enjoying their home.

A further practical advantage is the allocated parking space located nearby, adding to the everyday convenience of this appealing home. With its attractive presentation, flexible living space and excellent access to local amenities and green spaces, this is a property that offers plenty to enjoy both inside and out.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

KITCHEN 5'6" x 7'9" (1.68m x 2.36m)

LIVING ROOM 11'9" x 13'6" (3.58m x 4.11m)

CONSERVATORY 7'7" x 6'10" (2.31m x 2.08m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'10" x 7'7" (3.61m x 2.31m)

BEDROOM TWO 10'3" x 6'2" (3.12m x 1.88m)

BATHROOM 5'3" x 7'1" (1.60m x 2.16m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

ALLOCATED PARKING

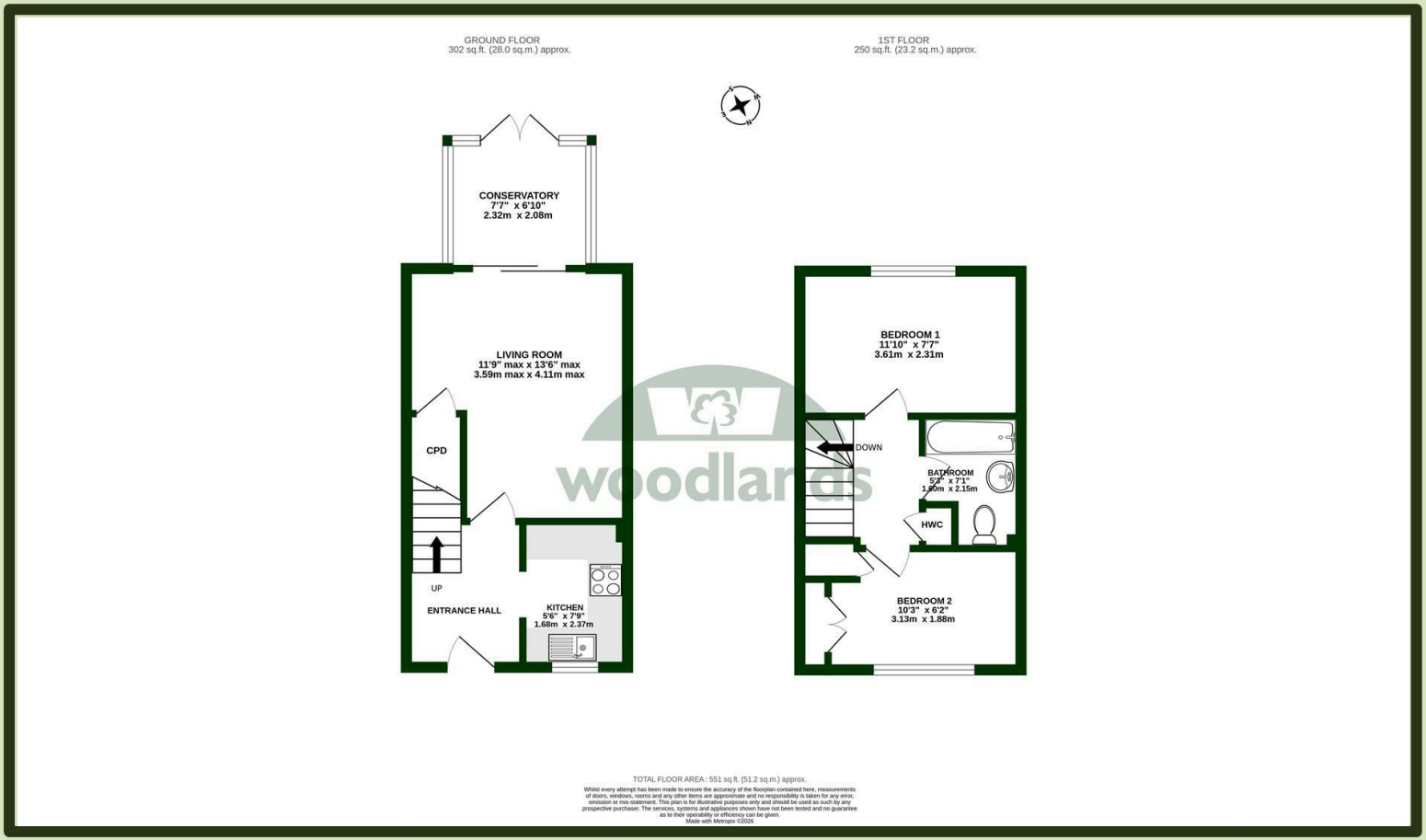
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LOCATION: The property is situated towards the North East side of Horsham offering excellent road access for the A264, A23/M23 and Gatwick Airport. The property is also located within a few minutes of Crawley Road and its local shops, pub and social clubs. The picturesque Leechpool Woods and St Leonards Forest with acres of open woodland and countryside walks are located nearby. It falls within the Millias and Forest secondary school catchment areas and Littlehaven railway station lies within 1 mile. The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. Go straight across at the roundabout and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the third exit, following the signs to Crawley. Take the first right into Falklands Drive where Roebuck Close is the first turning on the left.

COUNCIL TAX: Band C.

EPC Rating: D.

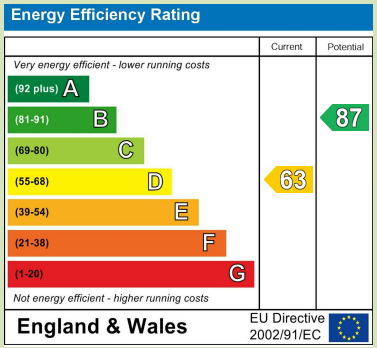
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.

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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.



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