Naldrett Close, Horsham, West Sussex, RH12 4UG

woodlands

Naldrett Close, Horsham, West Sussex, RH12 4UG

£340,000

A peaceful cul-de-sac setting, a fantastic west-facing garden and Horsham town centre within easy reach - this beautifully presented two-bedroom terrace home offers a great combination of convenience, style and practicality.

Situated just off Rusper Road in a popular residential area to the north of Horsham, the property is particularly well placed for commuters, with both Horsham and Littlehaven mainline stations within easy walking distance. Local shops are also close at hand, while the wider attractions of Horsham are easily accessible, from its attractive parks and green open spaces to independent boutiques, major retailers such as John Lewis, Lidl and Aldi, and an excellent choice of pubs, bars and restaurants.

One of the property's standout features is undoubtedly the private west-facing rear garden, which has been cleverly transformed into a low-maintenance outdoor entertaining space. Large-format patio tiles provide plenty of room for seating and dining, while modern fencing gives the garden a smart, contemporary feel. A rear access gate adds further practicality, and the westerly aspect means it is perfectly positioned to make the most of the afternoon and evening sunshine. It is a garden designed for enjoying rather than maintaining.

The sense of space continues inside, where the accommodation has been finished in bright, neutral tones to create a fresh and welcoming home. At the heart of the property is a generous living room, offering plenty of flexibility for relaxing and entertaining, with soft carpeting and stairs rising to the first floor. From here, the accommodation opens into a spacious kitchen-diner, fitted with accent cabinet lighting, a modern range of wall and base units, fitted Neff oven, electric hob, and dishwasher, together with space for a freestanding washing machine and fridge-freezer.

To the rear of the ground floor, with sliding glazed doors leading out to the back garden is a small conservatory with solid roof- a perfect spot with a variety of uses, as a small seating area, a study space, for workouts or even just to add additional storage if required. An entrance porch provides a practical arrival space, with a useful store cupboard housing the modern gas-fired combi boiler.

Upstairs, the accommodation is equally well considered. The principal bedroom is a particularly generous double room, with a full wall of fitted wardrobes, under-window drawers and an additional over-stairs cupboard, offering an impressive amount of storage without compromising on floor space. The second bedroom sits at the rear of the property and also benefits from over stairs storage cupboards, making it a versatile room that could equally suit a guest bedroom, nursery or home working space. A part boarded loft with ladder access offers additional storage.

Outside, the front of the property is approached via a pathway through an attractive lawned area with planted borders, while the quiet cul-de-sac setting gives the home a pleasingly private feel. Parking is also well catered for, with an allocated space in a nearby parking area and additional communal spaces available directly in front of the properties.

With its excellent rail connections, peaceful position, versatile accommodation and superb west-facing garden, this is a home that offers far more than its convenient Horsham location might initially suggest - a property that is ready to enjoy from day one.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH 3'3" x 3'5" (0.99m x 1.04m)

LIVING ROOM 11'10" x 14'2" (3.61m x 4.32m)

KITCHEN/DINING ROOM 11'10" x 11'0" (3.61m x 3.35m)

CONSERVATORY 11'6" x 5'5" (3.51m x 1.65m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'11" x 10'11" (3.63m x 3.33m)

BEDROOM TWO 8'5" x 11'10" (2.57m x 3.61m)

SHOWER ROOM 5'3" x 8'4" (1.60m x 2.54m)

OUTSIDE

FRONT GARDEN

WESTERLY FACING REAR GARDEN

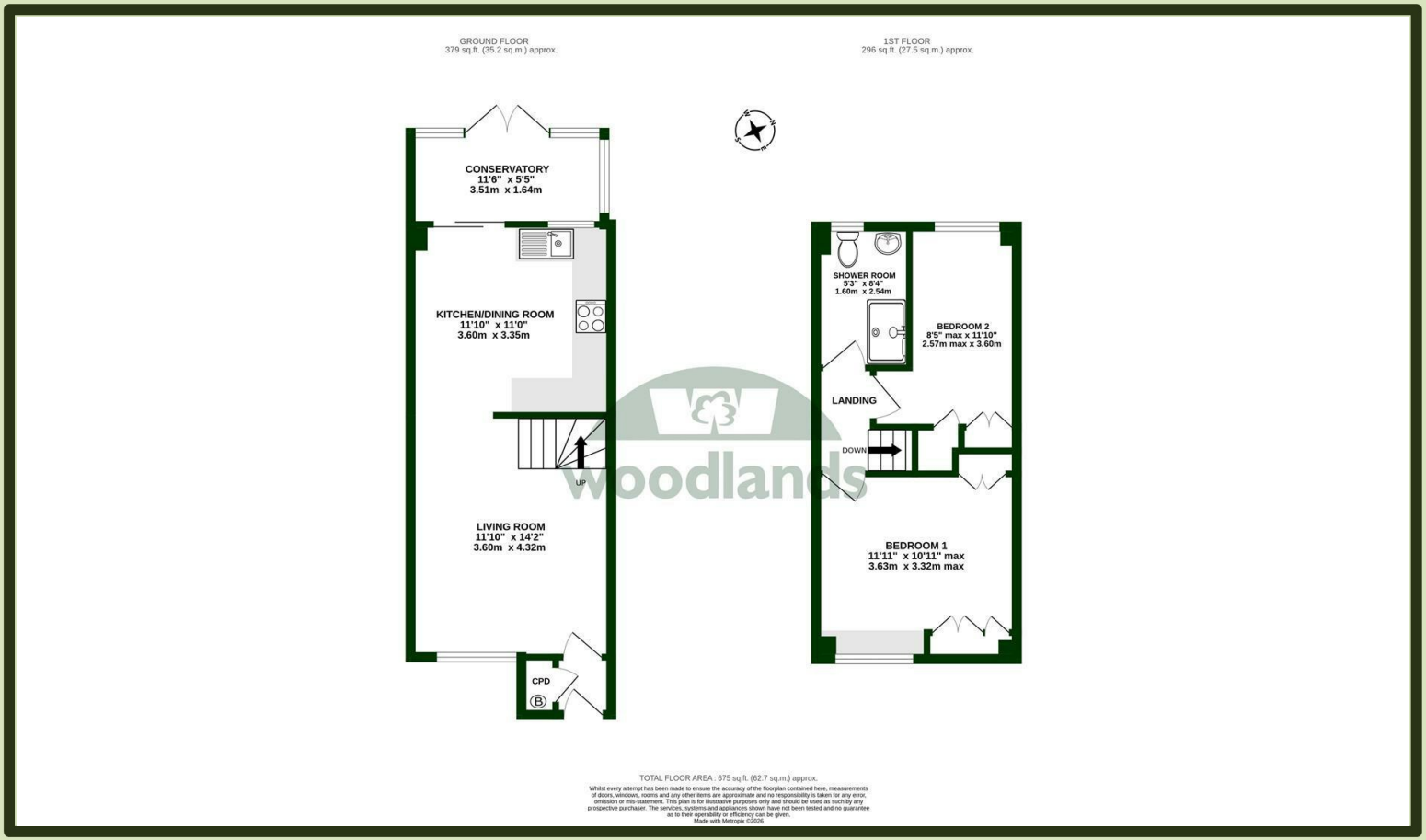
ALLOCATED PARKING SPACE

woodlands

www.woodlands-estates.co.uk

Naldrett Close, Horsham, West Sussex, RH12 4UG

£340,000



LOCATION: The property is situated in a popular residential area offering good access for local shops including a nearby 24 hour Tesco petrol station, Lidl supermarket, schools and Littlehaven station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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 go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout, by Lidl, take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Naldrett Close is then the first turning on the left.

COUNCIL TAX: Band C.

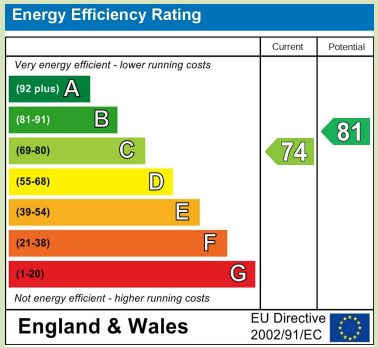
EPC Rating: C.

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.



woodlands

Tel: 01403 270270

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.