



Connells

Drake Close
Horsham

Drake Close Horsham RH12 5UB

for sale offers in excess of
£375,000



Property Description

Set at the end of a quiet cul-de-sac, this four-bedroom semi-detached home offers flexible living space across three floors, making it ideal for families and those working from home.

The ground floor provides a practical and welcoming layout, featuring a spacious kitchen with ample workspace and a comfortable lounge area, perfect for everyday living and entertaining. The lounge also provides direct access to the garden and a fully insulated garden room.

The garden room is equipped with fibre internet, multiple power sockets, double-glazed French doors and windows, and FENSA-approved locks, making it ideal for use as a home office, studio or additional living space.

The separate study provides further flexibility and is suitable for use as a home office, homework room, utility room or occasional fifth bedroom. Plumbing is already installed within the room, allowing it to be converted into a downstairs bathroom, shower room or cloakroom if required.

The first floor includes two bedrooms and a family bathroom, while the second floor provides two further bedrooms, offering excellent flexibility for a growing family, guests or additional workspace.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

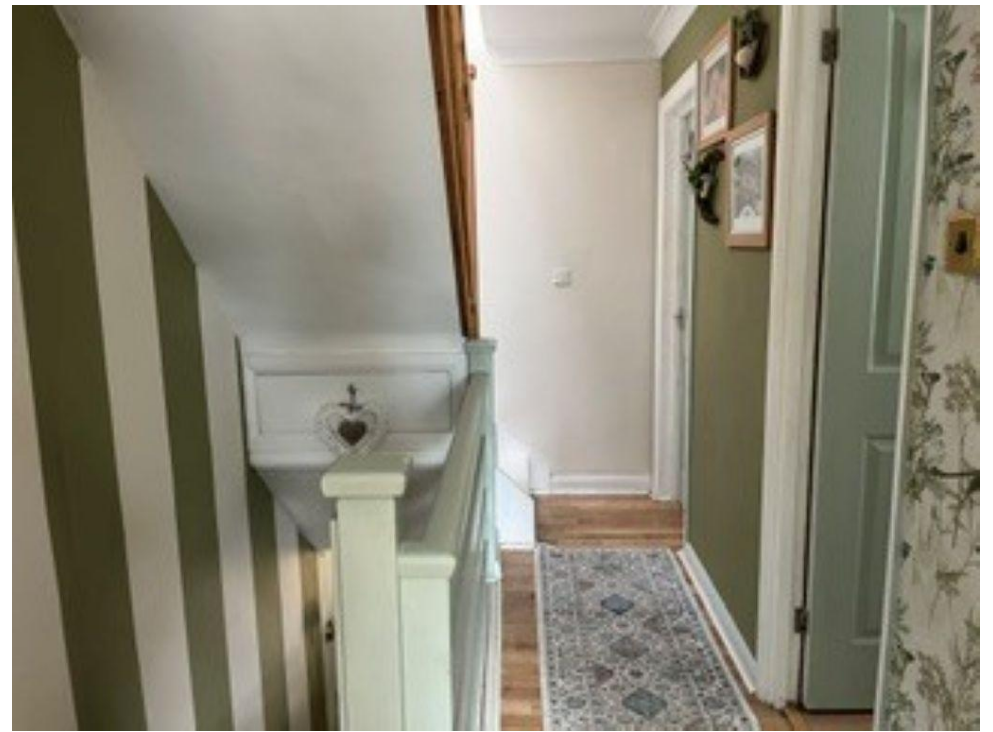
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

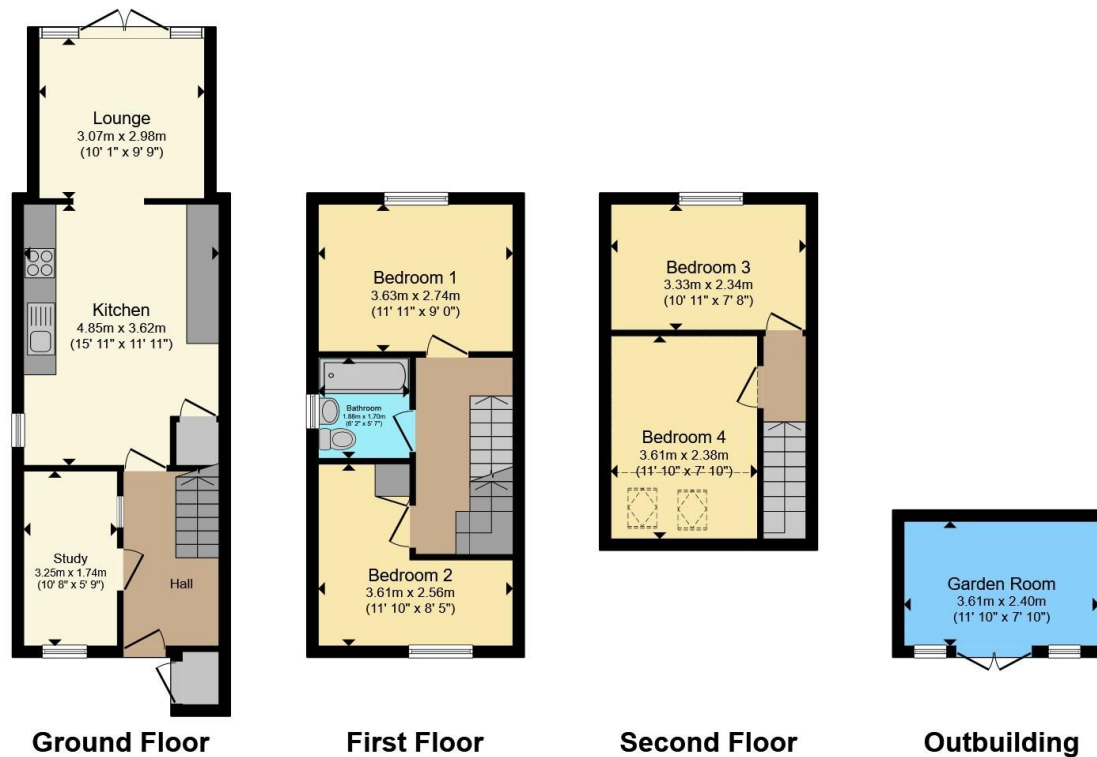
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 100.4 m² (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HS407459



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Property Ref: HSH407459 - 0004