



Naldrett Close, Horsham RH12 4UG

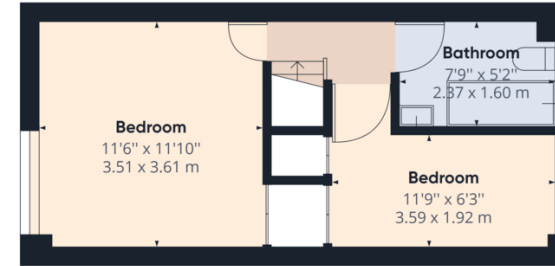


LOCATION This well presented two bedroom house is set in a highly convenient position, only a few minutes' walk from Littlehaven mainline station. The property is also well located within a short walk of a number of convenience stores, with the picturesque countryside of Rusper either a short drive or cycle ride further north. The property further benefits from being set just off local bus routes and is only a short drive from the A264 that connects to major road networks, including the A23/M23 and in turn Gatwick Airport. The historic market town of Horsham is only a mile away and provides a comprehensive range of shops, The Capitol theatre, numerous sports and recreational facilities and a mainline train service to both London Bridge & Victoria in under an hour.

THE PROPERTY This two bedroom property is set within a popular cul de sac location, and is well presented throughout. The lounge is accessed via a useful porch which provides storage for coats and shoes. From the lounge, the kitchen/diner is well equipped with a range of floor and wall mounted units incorporating cupboards and drawers under and over a work top surface. Appliances can also be found underneath in addition to ample space for a table and chairs within the dining area. A door leads out to the rear patio garden. To the first floor are two good sized bedrooms both with fitted storage, and family bathroom



Ground Floor Building 1



Floor1 Building 1

Approximate total area⁽¹⁾
601.68 ft²
55.90 m²

Reduced headroom
9.54 ft²
0.89 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Map Location

EPC Rating

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Buses
mins walk



Shops



Trains
Horsham –
Littlehaven –



Sport & Leisure
Pavilions in the Park
miles



Airport
Gatwick
miles



Schools



Broadband
Up to Mbps



Roads
M23



Council Tax
Band C

Total Approximate Floor Area



Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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