

**Melksham Close
Horsham, RH13 5HW**

£325,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Melksham Close, Horsham, RH13 5HW

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LOCATION

The house is set in a small residential road cul-de-sac, within easy walking distance of Horsham station, that features a direct service to London Victoria in under an hour, making it ideal for commuters. Horsham's pretty market town, with its variety of shops, restaurants and large retailers, including John Lewis, is also less than a mile from the property. There are local convenience stores set close to the property, for your day-to-day needs, and the property is within either a short walk, or cycle ride to hundreds of acres of woodland and country pubs, to enjoy when not working.

PROPERTY

Tenure: Freehold

We are pleased to present this charming terraced house for sale, nestled in a serene location. The property is in good condition, ready for you to make it your own. Ideal for first-time buyers, this home offers a host of features designed for comfort and convenience. As you approach the property, you are greeted by a pleasant front garden overlooking an area of greenery, creating a peaceful and welcoming atmosphere. A path leads you to the front door, opening into an entrance porch that adds a touch of character to the home. Inside, the house boasts a practical layout, offering one reception room, two bedrooms, a bathroom, and a kitchen. The reception room is a versatile space that includes a lounge/diner area, ample space for a table, a storage cupboard, and a view out to the greenery, ensuring a pleasant and relaxing environment for your daily activities. The kitchen is separate from the lounge, filled with natural light and offering plenty of work surface space and storage. It also has direct access to the garden,

making it perfect for those who enjoy al fresco dining or entertaining guests in the warmer months. The property offers two bedrooms, one double and one single. Both bedrooms benefit from built-in wardrobes and are flooded with natural light, creating a bright and spacious atmosphere. The double room is particularly expansive, offering ample space for additional furniture. The bathroom features a heated towel rail, a white suite, and a bath with a shower, combining functionality with a modern aesthetic.

The property also boasts Fully Certified Solar Panel and Battery Storage System.

OUTSIDE

Externally, the property does not disappoint. An allocated parking space is available in the car park beside the row of houses. A walkway beside the properties allows access round to the rear garden gate. The private garden is a haven backing on to a local allotment, offering a decked area surrounding the rear of the house, leading onto the lawn. A summer house can be found at the back of the garden, currently set out with comfy chairs, offering a flexible space that has the potential of having power. In summary, this terraced house is a delightful property, oozing potential and offering an array of features to cater to a variety of lifestyles. It's a perfect step onto the property ladder for first-time buyers.





Buses

1 minute walk



Shops

Elm Grove Stores
3 minute walk



Trains

Horsham – 0.4 miles
Littlehaven – 1.6 miles



Airport

Gatwick
14.6 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£1,350 pcm
Rental Yield – 5%



Schools

Kingslea Primary
The Forest School
Millais



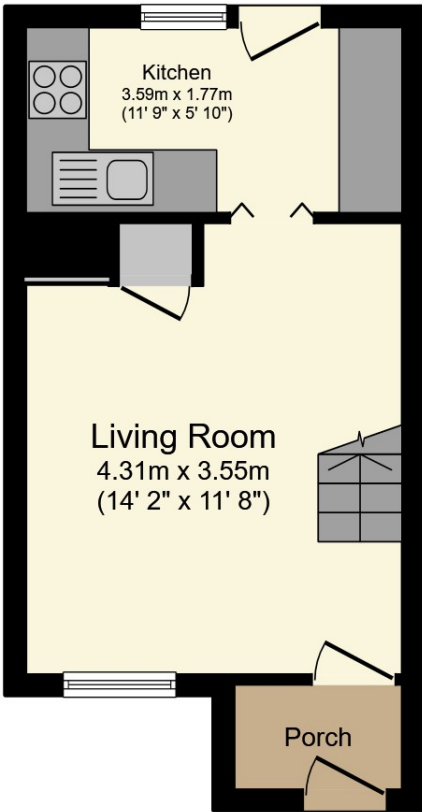
Fibre Broadband

Up to 516 Mbps

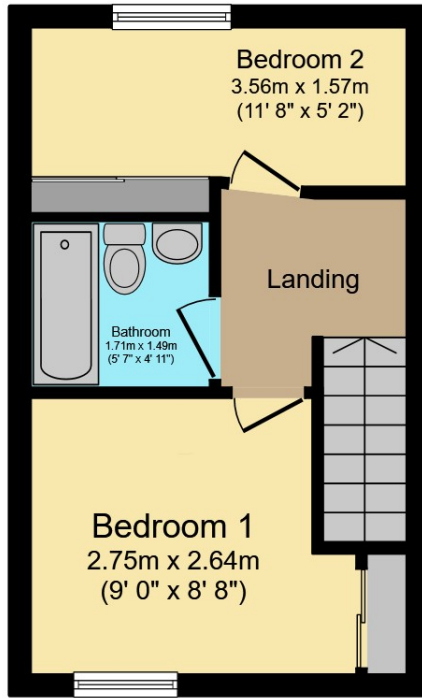


Council Tax

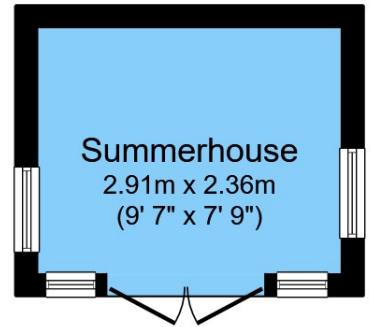
Band C



Ground Floor

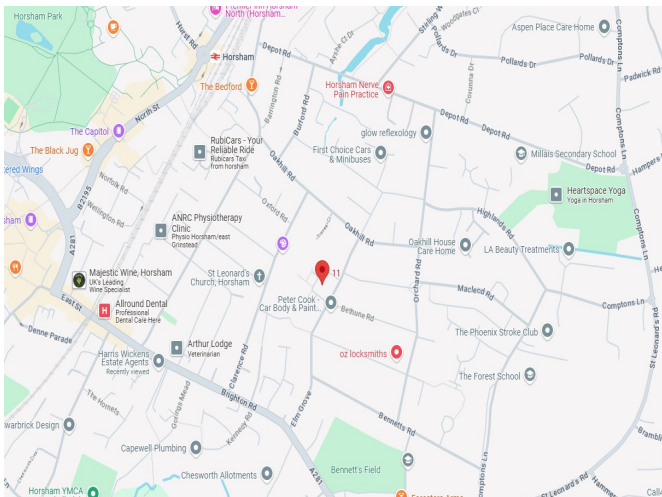


First Floor



Outbuilding

Map Location



Total Approximate Floor Area
743 sq ft / 69 sq m

EPC Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

