



**Drake Close
Horsham, RH12 5UD**

**Offers In Excess Of
£340,000**

**01403 272022
brocktaylor.co.uk**

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

Drake Close, Horsham, RH12 5UD



LOCATION

A two bedroom end of terrace house in North Horsham offering convenient access to Littlehaven Station, local play parks and a number of local amenities, including shops, post office and Holbrook Sports Club & Gym, all of which are within a short walk from the property. Horsham town centre is located just two miles south of Drake Close, with regular buses to and from the excellent shopping facilities providing both national and independent traders as well a thriving cafe and restaurant scene. Road networks including the A264, M23 and A24 can all be accessed with ease from the property.

PROPERTY

Tenure: Freehold

We are delighted to present to the market this charming end of terrace property, currently listed for sale. The property is neutrally decorated throughout, providing a blank canvas for potential buyers to impose their own style. This delightful home comprises two spacious double bedrooms. The first bedroom is flooded with natural light, creating a warm and inviting atmosphere. The second bedroom, equally spacious, benefits from wardrobe space and extra storage above the stairs, and an abundance of natural light. The property

boasts a single well-sized bathroom, complete with a walk in shower, complemented by a window allowing for natural ventilation and extra light. The newly refurbished kitchen is a great size with ample work top space and plenty of built in storage as well as various built in appliances and space for free standing appliances too. The property also features a single, generously sized reception room which doubles as a lounge/diner. This extends to a conservatory at the far end of the property that offers a garden view and direct access to the garden, perfect for entertaining guests or for a tranquil evening in.

OUTSIDE

The property has a small front garden alongside a pathed walkway leading up to the front door of this charming property. At the back you will find a generous sized rear garden with a patio area for garden furniture and entertaining as well as a fair-sized lawn area. The rear garden also features a small shed perfect to store those handy garden tools or just as extra storage.





Buses

3 minute walk



Shops

Coltsfoot Drive
5 minute walk



Trains

Littlehaven – 8 minute walk
Horsham – 1.4 miles



Airport

Gatwick
11.2 miles



Roads

M23
6.5 miles



Sport & Leisure

The Holbrook Club
5 minute walk



Rental Income

£1,300 pcm
Rental Yield – 4.6%



Schools

Holbrook Primary
The Forest School
Millais



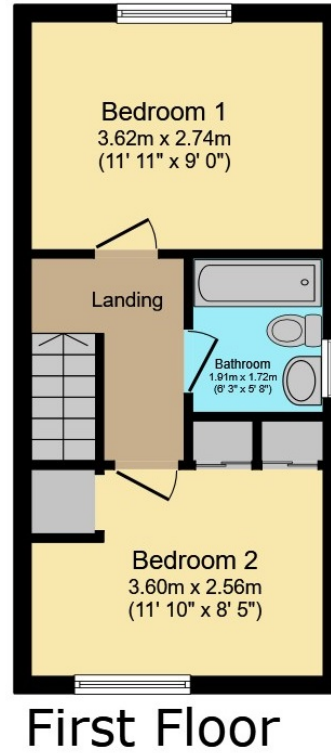
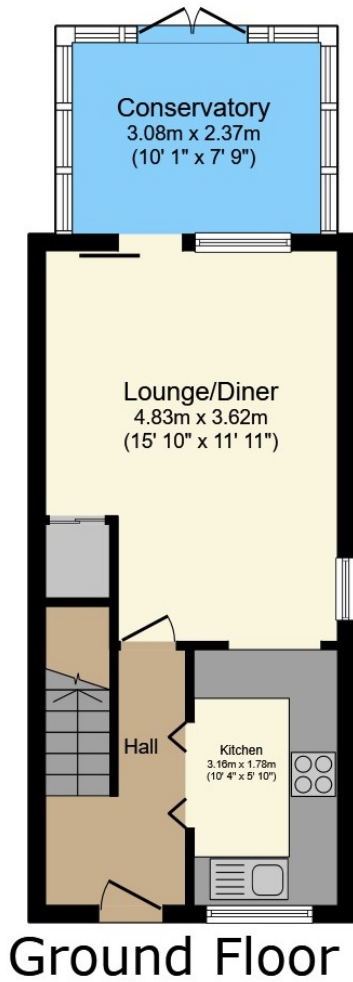
Fibre Broadband

Up to 1130 Mbps

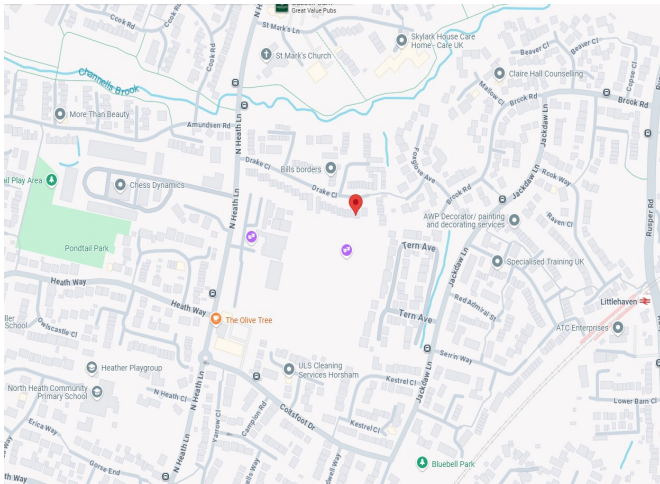


Council Tax

Band C



Map Location



Total Approximate Floor Area
716 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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