



**Drake Close  
Horsham, RH12 5UB**

**Asking Price Of  
£325,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Drake Close, Horsham, RH12 5UB



### LOCATION

A two bedroom semi-detached 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 semi-detached 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 built-in wardrobes, offering ample storage, and an abundance of natural light. The property boasts a single well-sized bathroom, complete with a bath and shower combination, complemented by a window allowing for natural ventilation. The

kitchen is separate from the living space, filled with natural light and equipped with plenty of storage and ample workspace, perfectly catering to all your culinary needs. The property also features a single, generously sized reception room which doubles as a lounge/diner. This extended room offers a garden view and direct access to the garden, perfect for entertaining guests or for a tranquil evening in. The unique features of the property include an entrance porch and a hallway, adding to its charm and functionality.

### OUTSIDE

Outside, the property has a generous front garden with a path leading to the front door. The rear garden is mostly laid to lawn with a patio area and gate access. The property also includes a garage en bloc.

Located in a well-connected area with public transport links, local amenities, and nearby schools, the property is ideally suited for families and couples. In summary, this property combines comfortable living spaces with a convenient location, making it an ideal choice for those seeking a peaceful and accessible home. The combination of the property's features and location make it a truly unique offering in today's market. It is not often that such a well-rounded property becomes available for purchase. This is an opportunity not to be missed.







**Buses**

3 minute walk



**Shops**

Budgens & Post Office  
6 minute walk



**Trains**

Littlehaven – 0.4 miles  
Horsham – 1.4 miles



**Airport**

Gatwick  
12.1 miles



**Roads**

M23  
6.5 miles



**Sport & Leisure**

The Holbrook Club  
4 minute walk



**Rental Income**

£tbc



**Schools**

North Heath Primary  
Holbrook Primary  
The Forest School  
Millais School



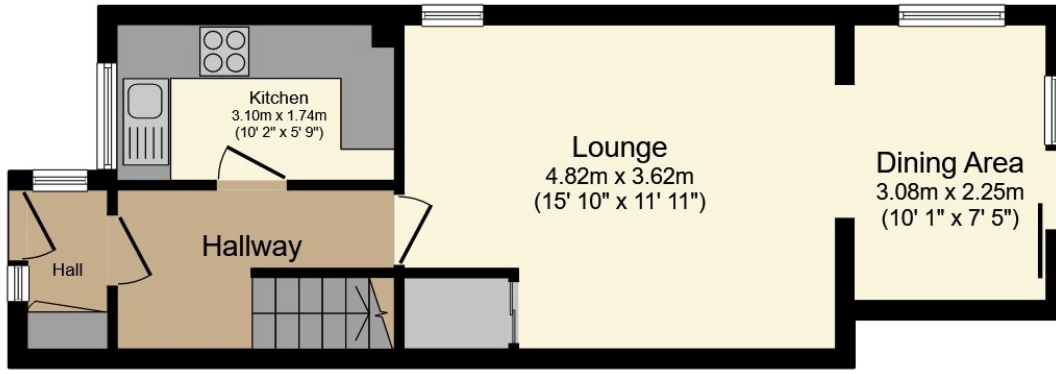
**Fibre Broadband**

Up to 516 Mbps

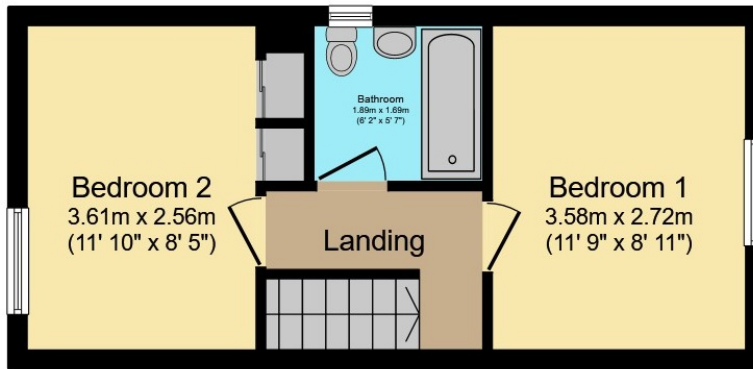


**Council Tax**

Band D

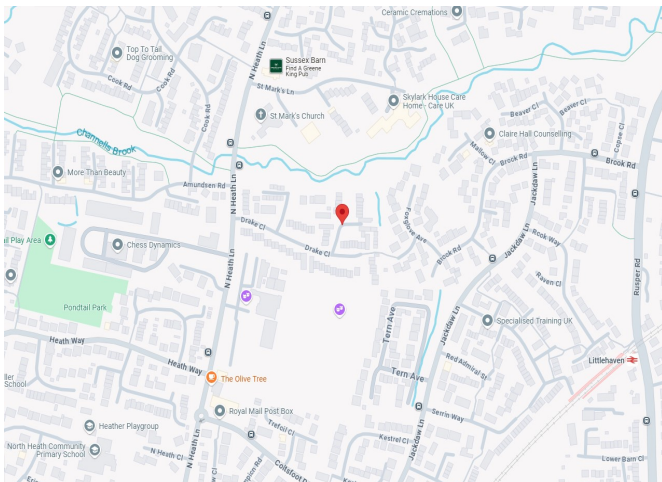


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

722 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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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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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