



# Staples Close, Horsham RH12 3UL



**LOCATION** Wickhurst Green is a popular development within 2 miles of Horsham town centre. Tesco Extra is walking distance from the property (approximately 8 minutes walk) as well as a Leisure Centre, The Bridge.

**PROPERTY** The ground floor boasts a well-proportioned entrance hall with space for coats and shoes and a WC, there is a good sized kitchen with a comprehensive range of modern high and low level units, integrated appliances and a 6 ring gas stove spacious. This follows through to a good-sized living area that boasts double French doors out onto the garden and space for dining furniture.

On the first floor there is a large double bedroom with fitted wardrobes and a large single with wardrobes that is currently being utilised as an office, you will also find the family bathroom with modern suite and shower over bath. To the second floor you will find a spacious main bedroom with built in wardrobes and storage the top floor also benefits from a large en-suite shower room.

**OUTSIDE** There are low maintenance gardens to the front & rear of the property, there is a storage shed and side access to the rear. The property also benefits from allocated parking to the rear.



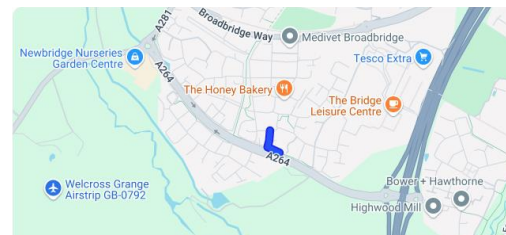
Total Approximate Floor Area  
**864.24 ft<sup>2</sup>/ 80.29 m<sup>2</sup>**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
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## Map Location



## EPC Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		

**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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