



**Northdown Close  
Horsham, RH12 4PD**

**Offers Over  
£350,000**

**01403 272022  
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**Residential sales, lettings,  
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## Northdown Close, Horsham, RH12 4PD

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### LOCATION

A beautifully presented two double bedroom home located in a quiet cul-de-sac just a short distance from Horsham town centre and station. Offering excellent access to shops, cafés, parks, and commuter links, this property is ideal for first-time buyers, downsizers, or investors.

### PROPERTY

Tenure: Freehold

The property is a beautifully presented two-bedroom home offering well-planned accommodation. Stepping inside, you are welcomed into a bright and spacious open-plan living and dining area, designed for modern living and offering ample space to relax or entertain. Large windows flood the space with natural light, enhancing the airy atmosphere throughout. The separate kitchen is fitted with modern units, plenty of worktop space, and a gas hob, making it practical for everyday cooking. Upstairs, you will find two well-proportioned double bedrooms, loft storage and a modern bathroom that complements the accommodation. This property is ready for immediate occupation. Rear access to the garden further enhances the practical layout, providing everyday convenience.

### OUTSIDE AND PARKING

The property offers a good amount of outside space, with tidy front and rear gardens. The front garden is well-kept, while the rear garden is a good size - ideal for relaxing or entertaining. There is also rear access to the garden. A separate garage is included, located nearby, and there is plenty of on-street parking. Set in a quiet cul-de-sac, the property combines practical outdoor space with a peaceful setting.







#### Buses

1 minute walk



#### Shops

Convenience Store  
4 minute walk



#### Trains

Littlehaven – 0.4 miles  
Horsham – 0.8 miles



#### Airport

Gatwick  
10.9 miles



#### Roads

M23  
5.4 miles



#### Sport & Leisure

Pavilions in the Park  
0.9 miles



#### Rental Income

£tbc pcm



#### Schools

Littlehaven Infant  
Northolmes Junior  
The Forest School  
Millais School



#### Fibre Broadband

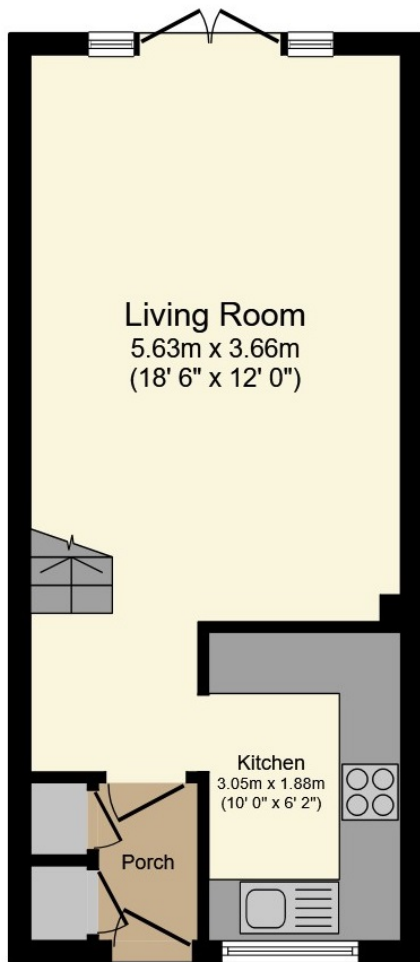
Up to 2000 Mbps



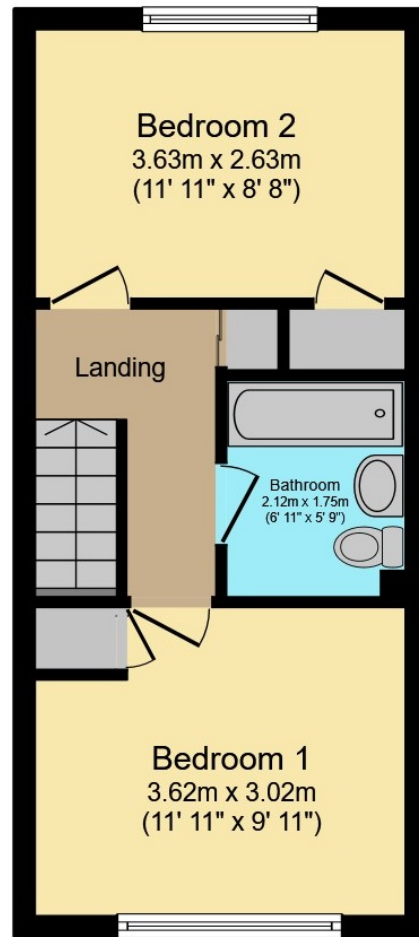
#### Council Tax

Band C



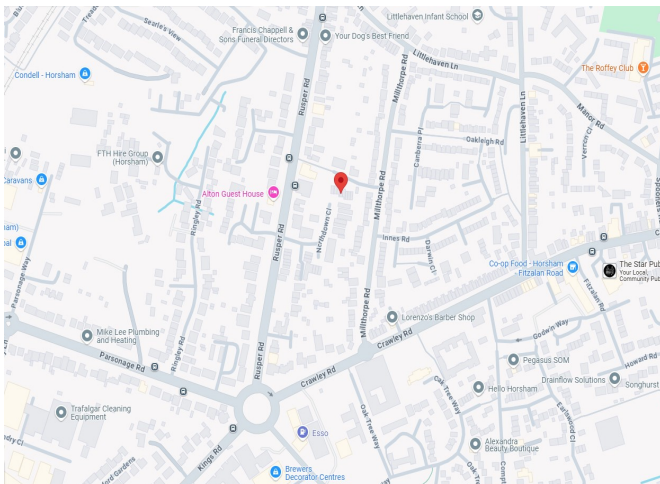


Ground Floor



First Floor

### Map Location



### Total Approximate Floor Area

**676 sq ft / 63 sq m**

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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