



28 Pondtail Close

Horsham, West Sussex, RH12 5HS

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Alex Harvey
A passion for property

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A beautifully presented four-bedroom townhouse, situated on a mature plot with a secluded west-facing rear garden and garage en-bloc. Located close to local amenities and a short distance from Littlehaven mainline railway station and Horsham town centre.

- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- ARRANGED OVER THREE FLOORS
- SECLUDED WEST-FACING GARDEN
- GARAGE EN-BLOC



A fabulously located townhouse offering plentiful and versatile accommodation arranged over three floors with a secluded, west-facing garden.

The welcoming hallway provides access to the snug, kitchen/dining room, stairwell to the upper floors and the downstairs cloakroom. The snug, to the front of the property, offers a lovely bright family space. The kitchen/dining room is a particular feature of this property, with plenty of natural light and fitted with a variety of wall and base units with contrasting stone-effect worktops including a central island with space for barstools. Appliances include split-level double oven, five-ring gas hob with extractor over, under-counter fridge, integrated fridge/freezer & dishwasher, and space with plumbing for a washing machine.

The stairwell leads to the first-floor landing with access to the bright and spacious sitting room, modern, family shower room and two bedrooms, one of which is currently being used as a study, ideal for those currently working from home.

The second stairwell leads to the second-floor landing with access to a further two bedrooms, one with an en-suite shower room and the family bathroom which has been fitted with a modern suite comprising basin unit with drawers, low-level w.c. and bath with a shower over and shower screen.

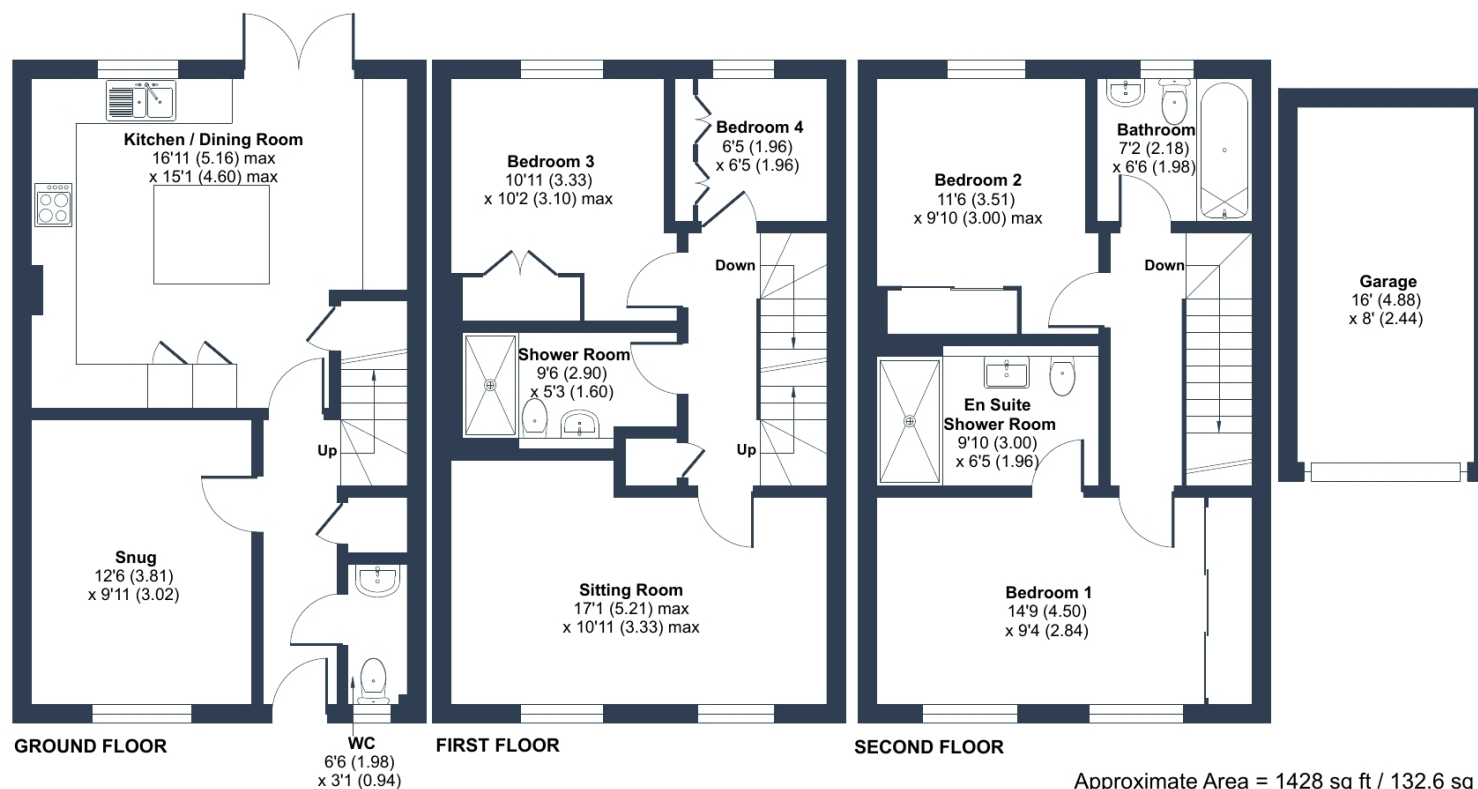


OUTSIDE

The property is approached via a pathway, the garage and parking space are to be found nearby, en-bloc. The secluded, west-facing rear garden has a generous patio area, ideal for al-fresco dining and entertaining, brick pathway to the rear garden gate, mature planting and a garden shed for storage.

Horsham is a popular market town with a shopping centre and mainline station. This property is located a short distance from a variety of shops and amenities. For the commuter, Littlehaven mainline railway station is around a mile away. Horsham Carfax, in the town centre, is less than two miles away, offering a wide range of restaurants, services and shopping facilities.





Approximate Area = 1428 sq ft / 132.6 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1556 sq ft / 144.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Alex Harvey Estate Agents. REF: 899481

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
 Council Tax Band F. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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