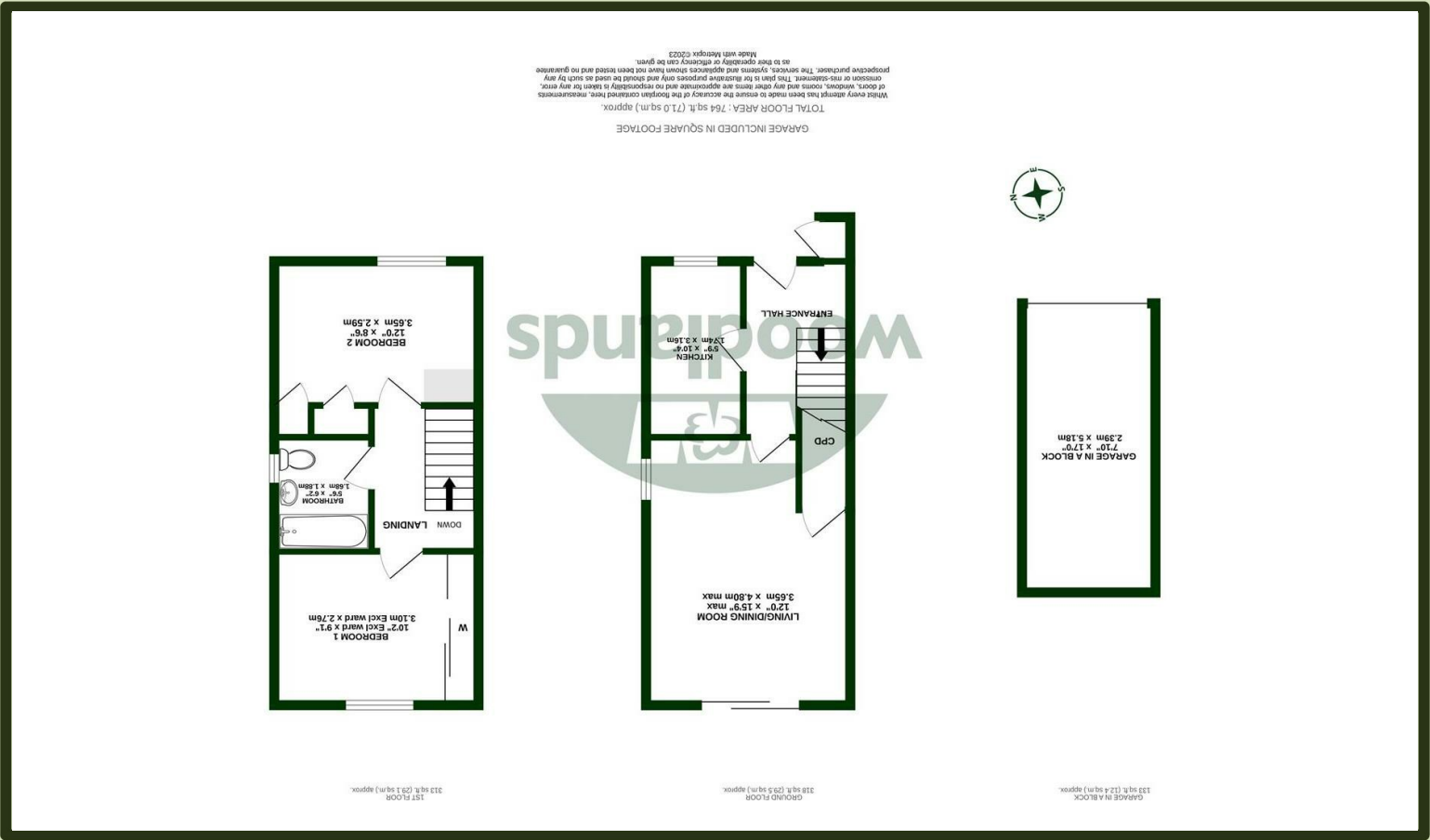




30 Drake Close, Horsham, West Sussex, RH12 5UB



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LOCATION: Drake Close is situated in a residential cul-de-sac north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Watrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Pries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the next set of traffic lights into Springfield Road. Continue into North Parade and at the traffic lights go straight ahead and turn right at the second set into Wimblehurst Road. At the mini roundabout go straight ahead into North Heath Lane, continue over the next mini roundabout where Drake Close is then the first turning on the right.

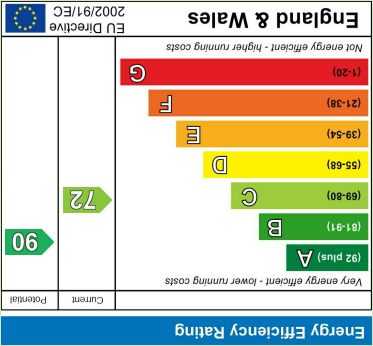
COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for Learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimers: 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

MISREPRESENTATION ACT





Being sold with no onward chain and situated in a popular residential cul-de-sac, this well presented two bedroom semi detached home is certain to appeal to a host of buyers. From first time buyers and professionals looking for a property with excellent access to transport links, with Littlehaven station just a short walk away, to families wishing to take advantage of the local primary schools and the new Bohunt secondary school. Or perhaps those simply wishing to enjoy a well presented property that benefits from close proximity to local amenities including the popular Holbrook sports and social club, Sussex Barn pub and several local shops including a post office all within easy walking distance.

The property is just a short drive from the centre of Horsham with it's vibrant night life, excellent range of independent and high street shops, bars and restaurants. This really is an excellent opportunity and with potential scope to further enhance, the new owners can put their own stamp on the home.

This property is set back from the road offering a peaceful setting, and benefits from a garage in a block and modern central heating system. An attractive garden path leads to a covered porch with bin store, into a bright welcoming entrance hall. The kitchen is to the front of the property with a good range of base and wall units but these could now be updated if desired. To the rear of the ground floor is an open-plan living and dining space with patio doors leading out into a secluded garden with attractive patio area and side access gate.

To the first floor are two double bedrooms, both with fitted wardrobes, and a well presented bathroom suite with a shower over the bath, and a heated towel rail.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

ENTRANCE HALL

KITCHEN 5'09" x 10'04" (1.75m x 3.15m)

LIVING/DINING ROOM 12'0" x 15'09" (3.66m x 4.80m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'02" min x 9'01" (3.10m min x 2.77m)

BEDROOM TWO 12'0" x 8'06" (3.66m x 2.59m)

BATHROOM 5'06" x 6'02" (1.68m x 1.88m)

OUTSIDE

FRONT GARDEN

BIN STORE

REAR GARDEN

GARAGE IN A BLOCK 7'10" x 17'0" (2.39m x 5.18m)

NO ONWARD CHAIN



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