



Naldrett Close, Horsham, West Sussex, RH12 4UG

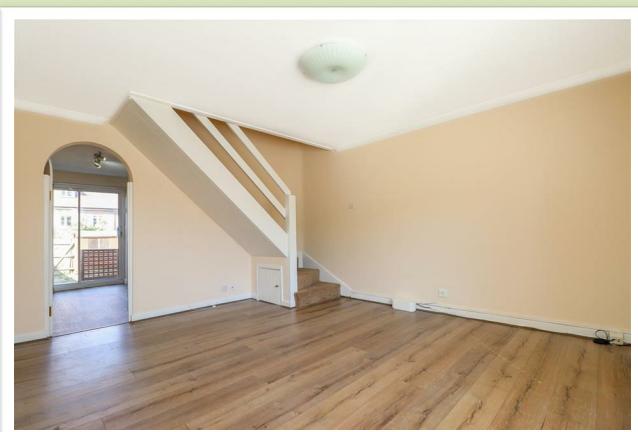


This beautifully presented two bedroom terrace home is situated in a popular residential location towards the north of Horsham offering fantastic road and rail links, with Littlehaven and Horsham main line stations both within easy walking distance. There are excellent amenities close by with a range of local shops but being so close to the heart of this vibrant town means that the new owners can make the most of all the wonderful amenities - from luscious green parklands, independent boutique shops, major high street retailers including John Lewis, Lidl and Aldi and a host of excellent pubs, bars and restaurants, you can see why so many people choose to settle down here.

The front door leads into an entrance porch with store cupboard housing a modern gas fired boiler. The main living room is a generous size, recently decorated in bright neutral tones, with quality laminate flooring, fitted blinds and stairs leading to the first floor. This room flows beautifully through to a spacious kitchen-diner which has an excellent range of base and wall units, freestanding oven/hob, washer-dryer and fridge-freezer all included within the sale price. Sliding patio doors lead out onto the private west facing rear garden with a generous patio area, stretch of lawn and garden shed.

To the first floor are two bedrooms. The principal bedroom being a very spacious double bedroom with a full wall of fitted glazed wardrobes providing an abundance of storage solutions. The 2nd bedroom is to the rear of the property and also benefits from a fitted wardrobe cupboard and airing cupboard.

The property is located in a small residential cul-de-sac, just off Rusper Road - a particularly private, quiet spot. To the front of the property is an area of lawn with attractive borders and a path leading to the front door. The property also benefits from having an allocated parking space in a nearby parking area and there is additional communal spaces in front of the property.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH

LIVING ROOM 12'0" x 14'02" (3.66mx 4.32m)

KITCHEN 12'0" x 11'02" (3.66m x 3.40m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'0" min x 11'06" (3.05m min x 3.51m)

BEDROOM TWO 8'05" x 11'10" (2.57m x 3.61m)

BATHROOM 7'09" x 5'02" (2.36m x 1.57m)

OUTSIDE

FRONT GARDEN

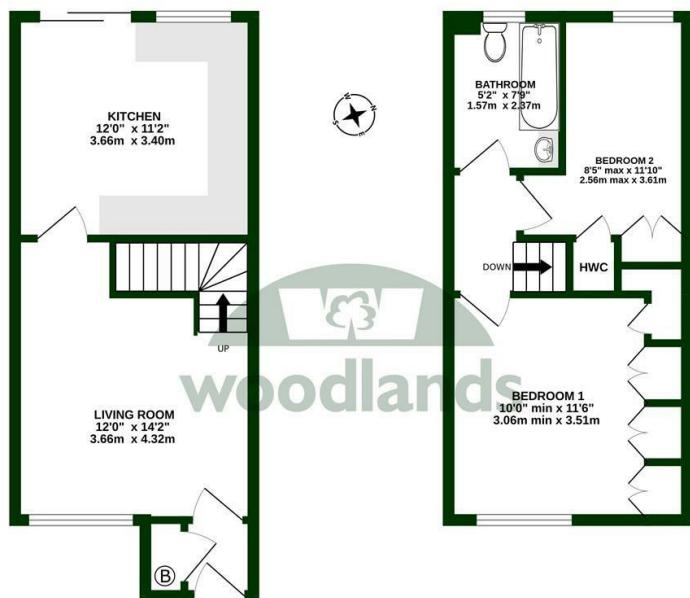
REAR GARDEN

ALLOCATED PARKING SPACE

NO ONWARD CHAIN



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GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.

TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Tel: 01403 270270

LOCATION: The property is situated in a popular residential area offering good access for local shop including a nearby Lidl, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose 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 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 Piries Place which offers a selection of restaurants and an Everyman Cinema. 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 go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout, by Lidl, take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Naldrett Close is then the first turning on the left.

COUNCIL TAX: Band C.

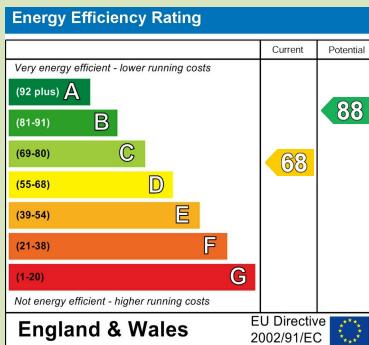
EPC Rating: D.

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 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 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.



MISREPRESENTATION ACT

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