Drake Close, Horsham, West Sussex, RH12 5UD

woodlands

Drake Close, Horsham, West Sussex, RH12 5UD

£325,000

Offered to the market with the added advantage of no onward chain, this two-bedroom terraced home presents an exciting opportunity for buyers looking to personalise and add value. Tucked away within a quiet cul-de-sac in the highly regarded North Heath Lane area of Horsham, the property enjoys a wonderfully convenient yet peaceful setting, ideal for both families and commuters. Well-respected local primary schools and the popular Holbrook Club are within easy walking distance, while Littlehaven station is close by, providing straightforward connections into London and neighbouring towns.

Internally, the home offers well-balanced accommodation with excellent potential to update and modernise to suit individual tastes. The spacious open-plan living and dining area forms the heart of the home, creating a welcoming environment for relaxing or entertaining, with patio doors opening directly onto a private, south-facing rear garden - perfect for summer gatherings, outdoor dining, or simply enjoying the sunshine. Positioned at the front, the kitchen already provides a good range of storage units and benefits from a generous half-height opening into the dining space, allowing light to flow through and offering exciting possibilities for redesign.

Upstairs, two comfortable double bedrooms provide generous proportions, both accommodating freestanding furniture with ease, while the second bedroom also enjoys the practicality of a built-in cupboard. A family bathroom serves the first floor, completing the internal accommodation.

Further enhancing the appeal is a new gas fired central heating system, a garage located in a nearby block alongside ample on-street parking for residents and visitors. Combining a desirable location, excellent transport links, and significant scope for improvement, this property represents a fantastic opportunity for buyers seeking a home they can truly make their own in one of Horsham's most popular residential areas.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

ENTRANCE HALL 5'09" x 10'03" (1.75m x 3.12m)

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

LIVING/DINING ROOM 11'11" x 15'11" (3.63m x 4.85m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'11" x 9'02" (3.63m x 2.79m)

BEDROOM TWO 11'11" x 8'06" (3.63m x 2.59m)

FAMILY BATHROOM 5'08" x 6'02" (1.73m x 1.88m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE IN BLOCK 7'10" x 16'0" (2.39m x 4.88m)

NO ONWARD CHAIN

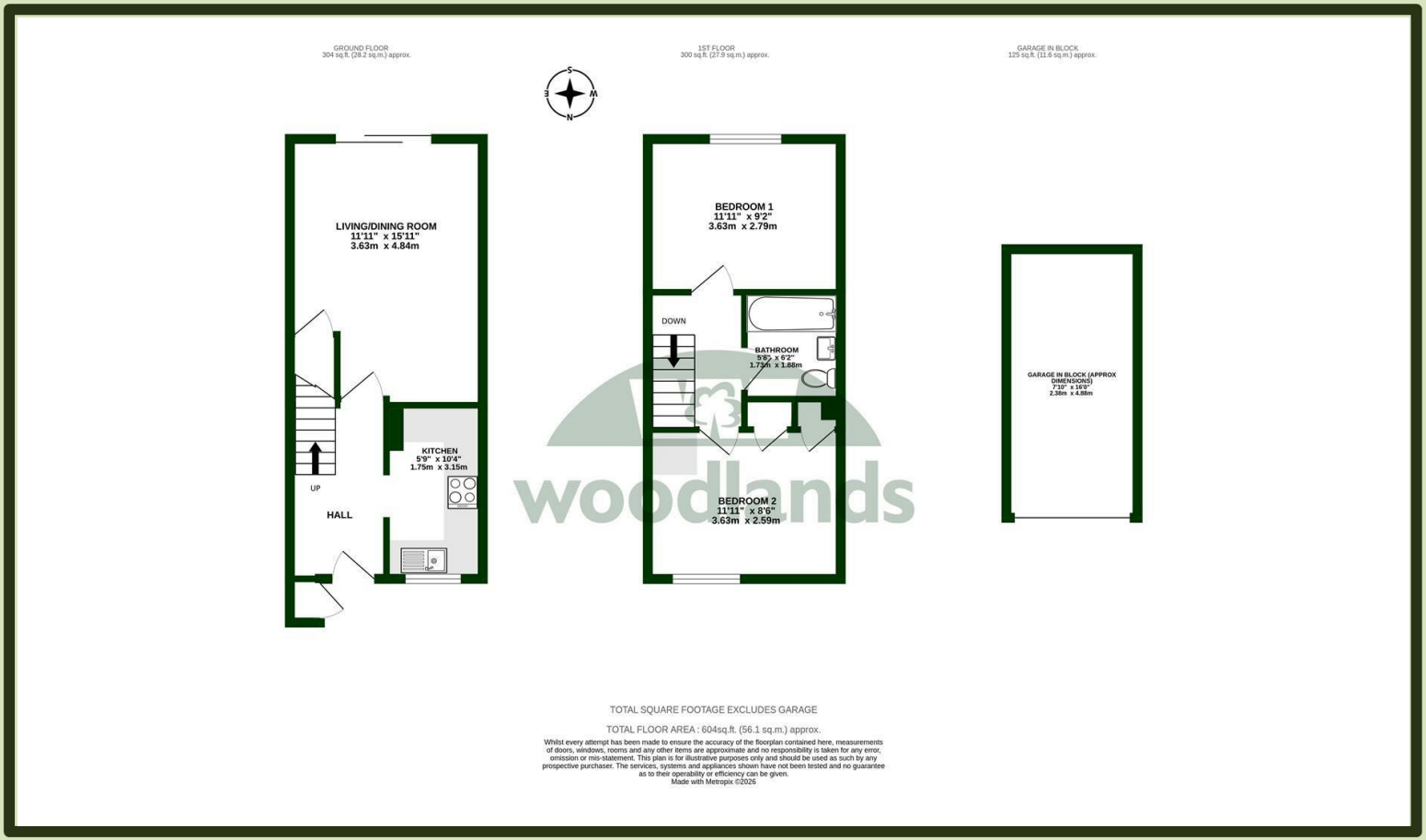
woodlands

www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

Drake Close, Horsham, West Sussex, RH12 5UD

£325,000



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 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 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 Piries 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.

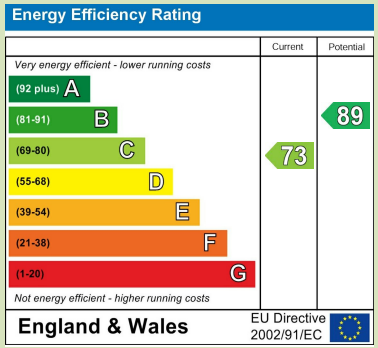
EPC Rating: C.

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 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.



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