Amberley Close, Horsham, West Sussex, RH12 4LL

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£420,000

Tucked away in a peaceful cul-de-sac alongside attractive open green spaces, this generously proportioned two double bedroom semi-detached bungalow presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes. Offering comfortable single-storey living, this appealing property is available with no onward chain, making it an ideal choice for those seeking a straightforward move.

Perfectly positioned for convenience, the property is within easy reach of local shops and Littlehaven train station, while Horsham's thriving town centre is just a short drive away. This historic market town is renowned for its excellent range of independent boutiques, cafés, bars and restaurants, alongside major retailers, highly regarded schools and superb transport links, making it one of West Sussex's most desirable places to call home.

Approached via a private driveway leading to a covered car port, the bungalow is set behind a neat front garden and enjoys an inviting first impression. A side entrance opens into a small hallway, providing access to the well-planned accommodation. The kitchen is fitted with a selection of base and wall units, complemented by space for freestanding appliances, while the bright and spacious lounge/dining room offers an ideal setting for both relaxing and entertaining. A large front-facing window floods the room with natural light, enhancing the generous proportions.

To the rear of the home, you'll find two well-sized double bedrooms, including an impressively spacious principal bedroom complete with fitted double wardrobes. The second bedroom benefits from patio doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. A bathroom, complemented by a separate cloakroom, adds further practicality to the layout.

The rear garden is undoubtedly one of the property's standout features. Thoughtfully arranged on a single level, it enjoys mature planted borders, areas of lawn and a patio, providing a peaceful outdoor retreat that's perfect for relaxing, gardening or entertaining family and friends.

Combining an enviable location, generous accommodation and excellent potential to modernise and personalise, this charming bungalow offers a wonderful opportunity to create a home to be proud of.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

DOOR TO:

ENTRANCE HALL 7'0" x 4'0" (2.13m x 1.22m)

KITCHEN 6'5" x 9'11" (1.96m x 3.02m)

LIVING/DINING ROOM 12'5" x 17'1" (3.78m x 5.21m)

INNER HALL 3'1" x 5'11" (0.94m x 1.80m)

BEDROOM ONE 9'1" x 13'4" (2.77m x 4.06m)

BEDROOM TWO 9'9" x 9'6" (2.97m x 2.90m)

BATHROOM 6'2" x 5'6" (1.88m x 1.68m)

SEPARATE W.C 6'5" x 2'9" (1.96m x 0.84m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

CAR PORT

REAR GARDEN

NO ONWARD CHAIN

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

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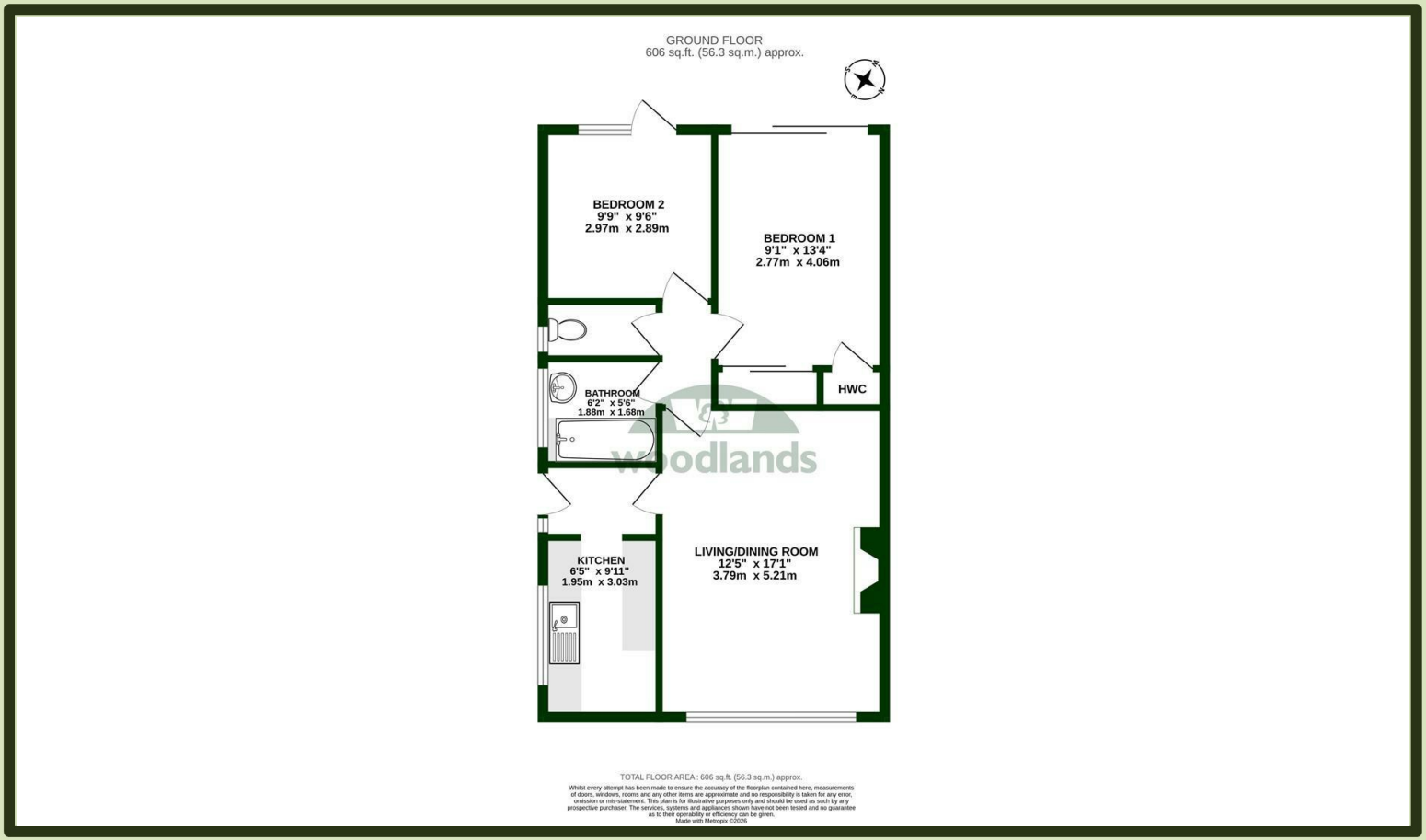


LOCATION: Amberley Close is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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 a wide choice of restaurants ranging from Pizza Express to the Michelin starred Tristan's. 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 and there is Piries Place with 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 proceed in a Northerly direction along North Street. At the mini roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Proceed for approximately ½ mile and turn right into Lambs Farm Road. Take the fifth turning on the left into Greenfields Way. Take the first turning on the right into Amberley Road. Amberley Close is then the first turning on the left.

COUNCIL TAX: Band D.

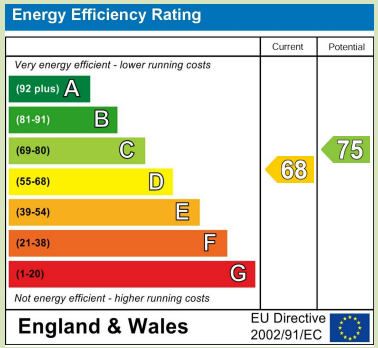
EPC Rating: D.

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.



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