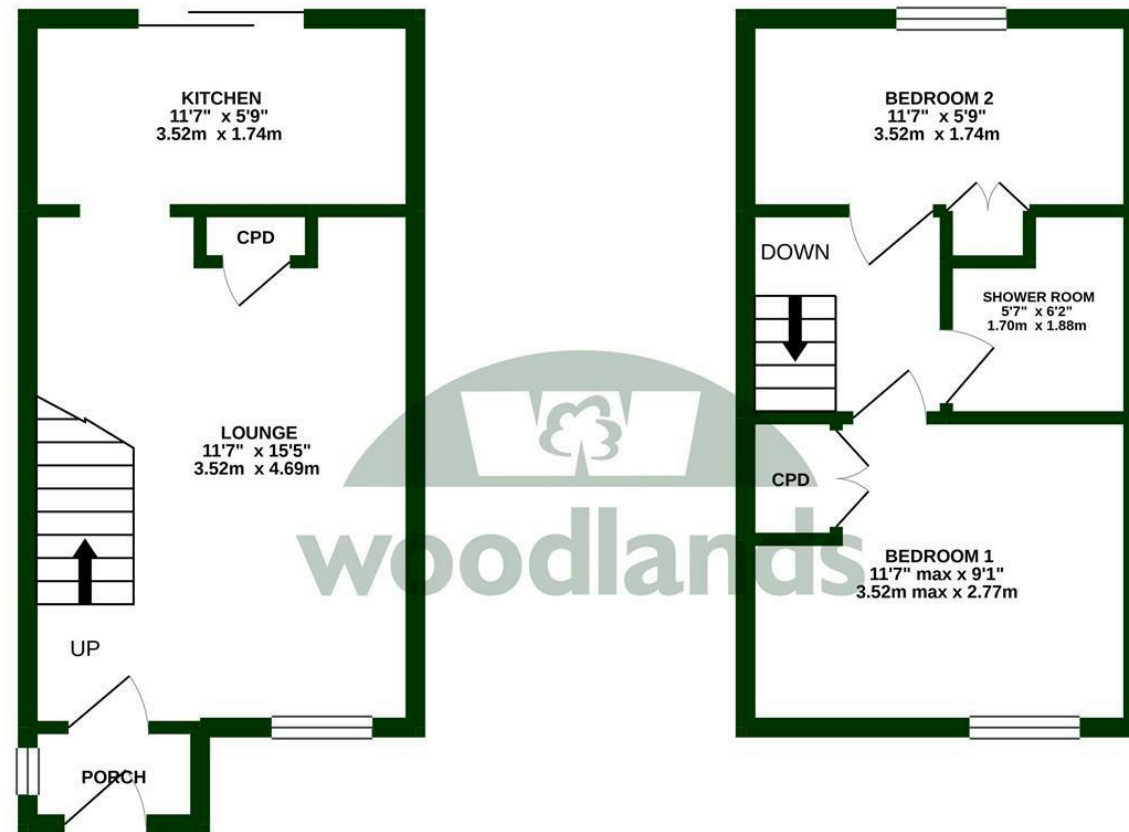


GROUND FLOOR

1ST FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Elm Grove, Horsham, West Sussex, RH13 5HX £260,000 Freehold

A delightful two bedroom home on the East side of Horsham. This property is a fantastic opportunity for a first time buyer or investor, located only a short walk from Horsham town centre and Horsham mainline train station. On entering the property you are greeted with a porch which provides adequate storage for shoes and coats before you enter the property. The main lounge is of neutral decor which is a common feature throughout and boasts space for lounge furniture, offering the perfect place to entertain. The kitchen is situated towards the rear of the property and enjoys views over the garden and offers plenty of surface and storage with space for appliances. Upstairs there are two bedrooms, the master is a good sized double with space for wardrobes and bedside furniture. Bedroom two is a large single with views over the rear garden. A modern shower room completes the accommodation. Outside, the property offers a small front garden and a rear west facing garden being mainly laid to lawn with patio area and rear access leading to an allocated parking space at the rear of the property. There is also a communal layby to the front which can be used for additional parking on a first come, first serve basis.



- MID TERRACE HOME
- LOUNGE
- TWO BEDROOMS
- WEST FACING REAR GARDEN
- GFCH & DOUBLE GLAZED
- ENTRANCE PORCH
- KITCHEN
- SHOWER ROOM
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN & STATION

Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

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

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 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

LOCATION

The property is situated in a popular location on the east side of Horsham approximately 3/4 of a mile from the town centre which provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the recently developed Piries Place with the new Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham mainline station offers regular services to London Victoria and London Bridge.

Accommodation with approximate room sizes:

ENTRANCE PORCH

LOUNGE 3.53m x 4.70m (11'7" x 15'5")

KITCHEN 3.53m x 1.75m (11'7" x 5'9")

FIRST FLOOR

LANDING

BEDROOM ONE 3.53m max 2.64m min x 2.77m (11'7" max 8'8" min x 9'1")

BEDROOM TWO 3.53m x 1.75m (11'7" x 5'9")

SHOWER ROOM 1.70m x 1.88m (5'7" x 6'2")

OUTSIDE

FRONT GARDEN

REAR GARDEN

ALLOCATED PARKING SPACE AT THE REAR

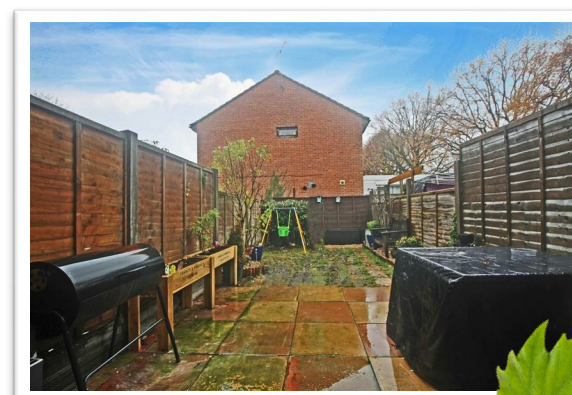
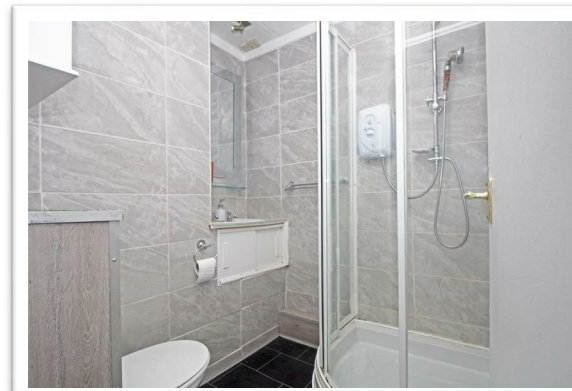
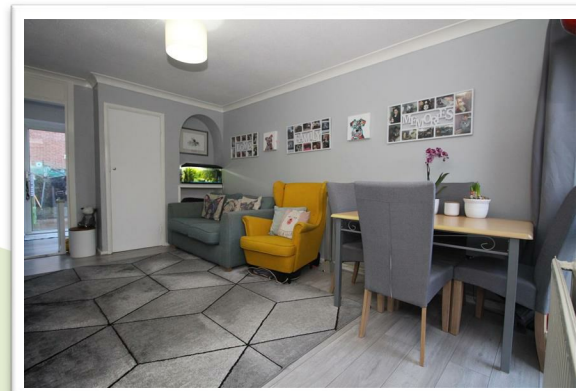
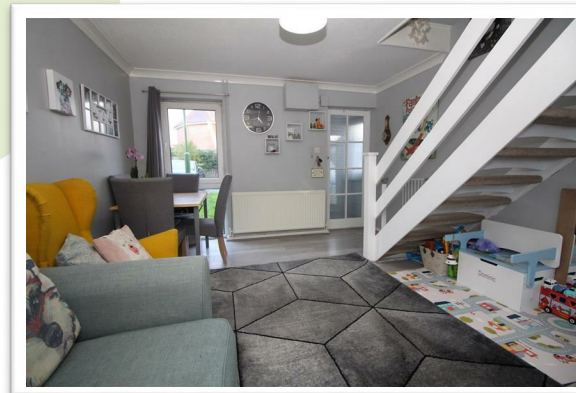
DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Way. At the next set turn left into East Street, proceed under the iron bridge, which leads into Brighton Road. Take the eighth turning on the left into Elm Grove.

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

