



**April Close
Horsham, RH12 2LL**

£350,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

April Close, Horsham, RH12 2LL

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LOCATION

This property is located just off the ever popular and much desired Ashleigh Road on the West side of Horsham. It is conveniently positioned within walking distance of the local Co-operative shop and pub, Dog and Bacon, on the nearby Warnham Road. Local picturesque walks are easily accessible including the Horsham River Walk, Warnham Nature Reserve and Horsham Park. It is also ideally situated within 1 mile of both Horsham town centre and the mainline station, making this a perfectly positioned property for almost any buyer.

PROPERTY

Tenure: Freehold

The front door of this perfectly situated two-bedroom home opens into a convenient entrance hall, providing room to take off shoes, coats and settle in. As you enter the property, you will find a door directly ahead of you and this provides access to the downstairs WC adding a convenience to the property. Moving through into the main living space a door to your left takes you through to the kitchen. The kitchen offers built in appliances, as well as plenty of work surface and storage space. Working your way back into the main open living space you will find the lounge/diner that is light,

airy and offers ample space for furniture placement and a dining area, with a back door leading into the garden. Moving upstairs, you are greeted by the landing which offers access to all rooms. The main bedroom is a generous size with a large built-in wardrobe that offers additional storage. Bedroom two is situated to the back of the property overlooking the rear garden and is also a generous sized double bedroom, with plenty of space for free standing furniture. Finally, completing the living accommodation is the bathroom fitted with a white suite and large walk-in shower, also benefiting from a large skylight filling the room with natural light

OUTSIDE

This mid terrace property is set back from the road overlooking a beautifully kept central green, which is located next to an area of residents parking. This property has the added benefit of a garage, with an up and over door which is located en bloc, off of the road. The rear garden is a particular feature of this fine property, with a generous patio, perfect for barbecues in the summer months, which leads on to an area of lawn. At the top of the garden is a further patio, shed providing additional storage and a gate providing rear access





Buses

2 minute walk



Shops

Co-Op Food
4 minute walk



Trains

Horsham – 0.9 miles
Littlehaven – 1.4 miles



Airport

Gatwick
11.6 miles



Roads

M23
7.3 miles



Sport & Leisure

Pavilions in the Park
0.9 miles



Rental Income

£1,450 pcm
Rental Yield – 4.9%



Schools

Trafalgar Infant
Greenway
Tanbridge House



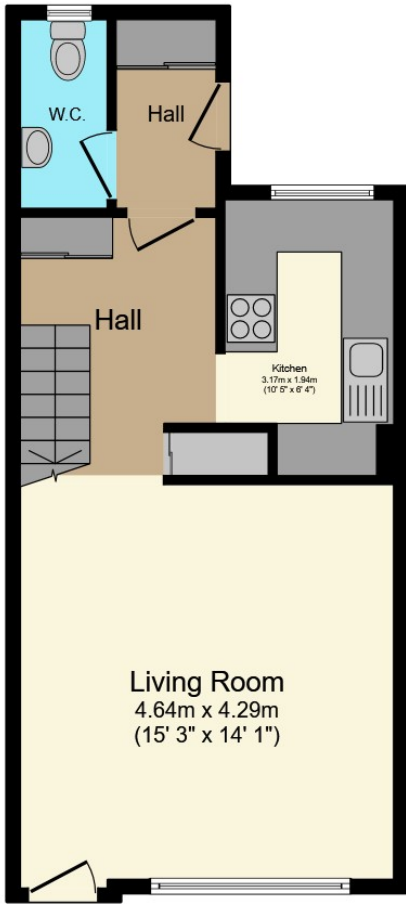
Broadband

Up to 944 Mbps

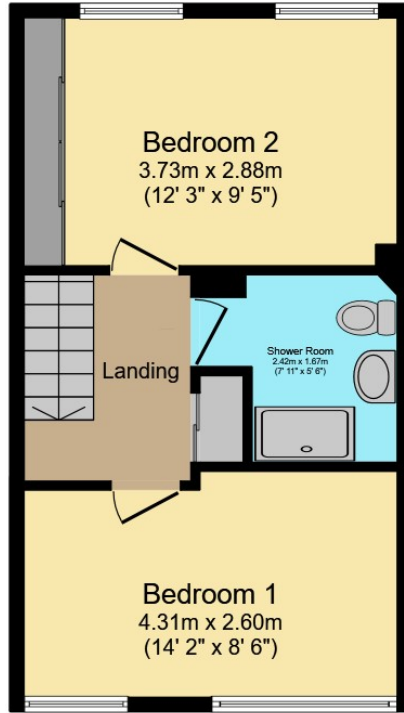


Council Tax

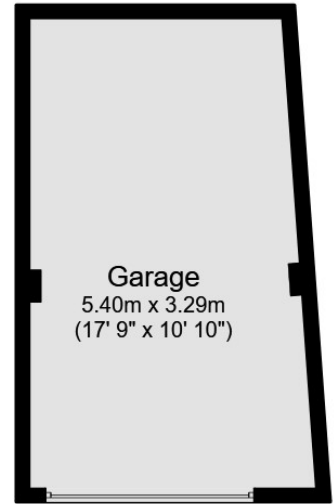
Band C



Ground Floor

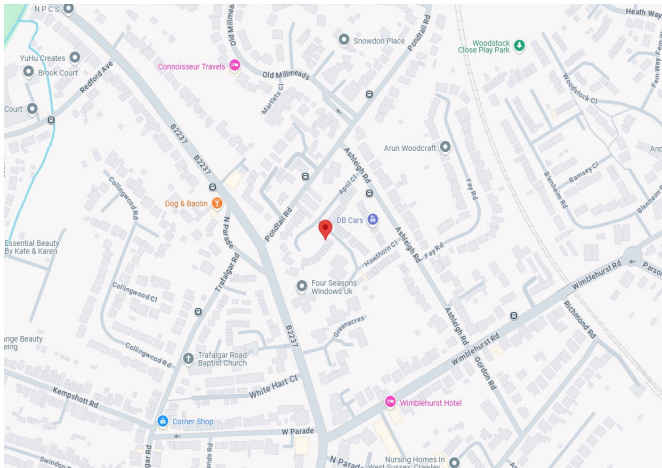


First Floor



Garage

Map Location



Total Approximate Floor Area
952 Sq Ft / 88.5 Sq M

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Viewing arrangements by appointment through Brock Taylor

01403 272022
 horshamsales@brocktaylor.co.uk



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

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2-6 East Street, Horsham, West Sussex, RH12 1HL

