



**Cissbury Close
Horsham, RH12 5JT**

**Guide Price
£400,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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LOCATION

This superb home is set within an enviable location to the North of Horsham, approximately 2.5 miles distant from the town centre. The property is also within close proximity to a dentist and doctor's surgery. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property.

PROPERTY

For sale is an appealing terraced property, ideally suited for families and couples alike. The property is in good condition, brimming with unique features and located in a popular area, with excellent public transport links and nearby schools. Upon entering the property, you are welcomed into a spacious entrance hall that leads to the two reception rooms. Reception room one is a spacious lounge that benefits from the view of the west-facing rear garden, adding to the room's calming ambiance. Reception room two serves as a

dining room, leading to the kitchen and a delightful conservatory, offering an ideal space for entertaining and relaxing. The kitchen is well-appointed with ample storage and plenty of workspace, designed to accommodate all your culinary needs. It also has space for appliances, making it a convenient space for any home cook. The property boasts three well-proportioned bedrooms. Bedroom one, the master bedroom, is a spacious double room filled with natural light and equipped with built-in wardrobes. Bedroom two is also a spacious double room, complete with built-in wardrobes and bathed in natural light. The third bedroom is a single room, offering ample space and complemented by natural light, making it ideal for a child's room, guest room, or home office. The property features one bathroom, fitted with a shower over the bath and a window, providing the room with natural ventilation. Unique features such as the downstairs WC and conservatory add to the property's appeal, making it a versatile and comfortable living space. This terraced property is sure to appeal to those seeking a well-appointed home in a popular area.

OUTSIDE

Moving outside, the property benefits from a small front garden with a pathway and steps leading to the front door. At the rear, a generously sized, west-facing garden awaits. Mostly laid to lawn, it also features a decking area for seating, perfect for enjoying sunny afternoons. A rear gate provides access to a detached garage and driveway parking, adding to the property's convenience.





Buses

2 minute walk



Shops

Convenience Store
0.8 miles



Trains

Littlehaven – 0.6 miles
Horsham – 1.9 miles



Airport

Gatwick
10.9 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
2 miles



Rental Income

£1,800 pcm
Rental Yield – 5.8%



Schools

All Saints CoFE Primary
Bohunt
The Forest School
Millais



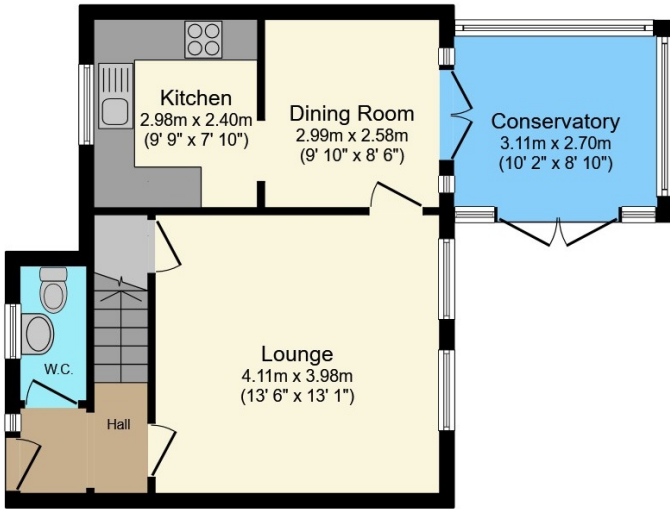
Broadband

Up to 500 Mbps

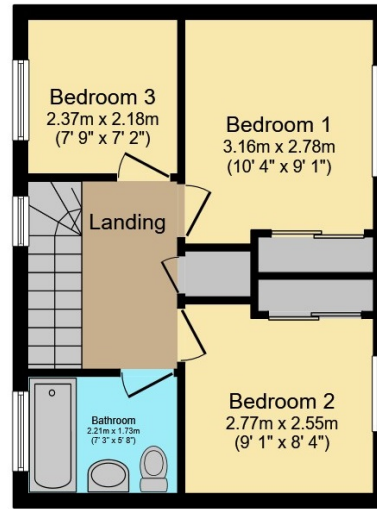


Council Tax

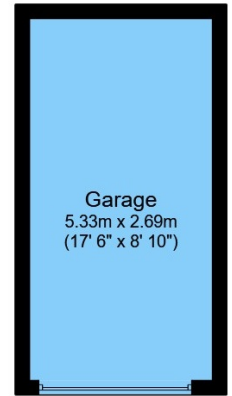
Band D



Ground Floor

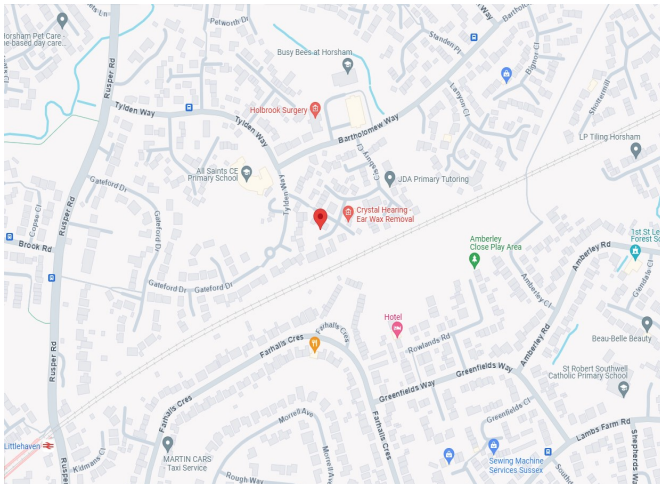


First Floor




Garage

Map Location



Total Approximate Floor Area
1,048 sq ft / 97 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewing arrangements by
appointment through Brock Taylor

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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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