

April Close, Horsham, West Sussex, RH12 2LL

Asking Price £325,000

Council Tax Band: C



LOCATION

Open House Horsham are delighted to bring to the market this spacious property in a popular location on the west side of Horsham. It is conveniently located within walking distance of the local Co-operative shop, schools and pub. It is also within a mile of Horsham Station, Park and town centre with its wealth of shops, cafes and restaurants.

PROPERTY

As you enter the property you will notice that there is plenty of space to hang coats and store shoes. Almost directly in front of you are the stairs, leading up to the living accommodation on the first floor. The living room is spacious, with two large windows offering views onto the well-kept communal gardens. You then walk through to equally large kitchen/diner, with wooden flooring throughout and a modern kitchen. There are a range of cream, gloss, wall and base units, wooden worktop, stylish black hob and oven. There is space for a dishwasher, washing machine and fridge/freezer. Back in the sitting room stairs lead up to the second floor, where there are three good sized bedrooms. Two of the bedrooms have built-in wardrobes and there is also a large double cupboard on the landing for extra storage. Finally the family bathroom, with modern white suite, white tiles and electric shower over the bath completes the upstairs accommodation.

OUTSIDE

This property benefits from a garage en bloc. The property is set in well-maintained communal gardens which provide a very pleasant outlook.

Quarterly maintenance charge for communal gardens £115

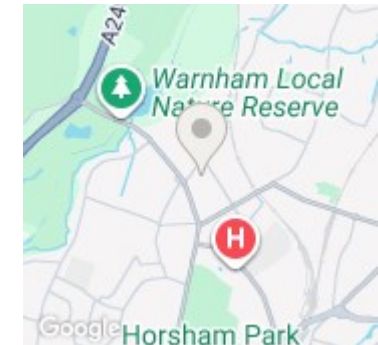


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Total area: approx. 87.9 sq. metres (946.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error or omission, or mis-statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(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	