



**Amberley Close, Horsham, West Sussex, RH12 4LL.
Guide Price £400,000 - £425,000 Freehold**


MARTIN & CO



- Bungalow
- Two double bedrooms
- Shower room
- Modern kitchen
- South West aspect garden
- Off street parking
- Front garden
- Overlooking green to the front
- EPC C
- No chain above

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Set within a quiet residential cul-de-sac and enjoying an outlook towards nearby green space, this two-bedroom semi-detached bungalow offers well-proportioned, single-storey accommodation suited to a wide range of buyers.

The property provides a generous living room positioned to the front of the home, benefiting from good natural light and a pleasant outlook.

Adjacent to this is a practical kitchen, arranged to maximise worktop and cupboard space and offering a straightforward layout for everyday use.

There are two genuine double bedrooms, both located to the rear of the bungalow, providing flexibility for use as a main bedroom, guest room, dining room or home office depending on individual requirements.

The bathroom has been adapted to include a walk-in shower, making the layout particularly appealing to those seeking comfortable and accessible ground-floor living.



Outside, the rear garden is enclosed and includes a detached summerhouse.

The space offers a pleasant layout and a good sense of privacy, with clear potential for a purchaser to personalise and re-establish it as an attractive outdoor area over time.

Earlier images are included to help demonstrate the garden's proportions and how it can be enjoyed during the spring months.

Amberley Close is a well-regarded cul-de-sac, conveniently positioned close to local green spaces and everyday amenities, making this an excellent option for first-time buyers and downsizers alike.

Material Facts

Guide Price £400,000 - £425,000

Tenure: Freehold

Council Tax band: D
Horsham District Council

EPC: C

Property type: Semi Detached Bungalow

Mains services: Gas, electricity, water and drainage

Heating type: Gas central heating

Broadband information:

Standard, Superfast and Ultrafast services are available in the area.

Fibre to the property subject to provider availability.
Speeds from 5mbps to 2000mbps
Fibre to the Property

Mobile coverage:
Good on o2 and EE, average with other providers

Parking type:
Off street parking with own driveway

Flood / erosion risk:
River and seas: Very Low risk
Surface water: Very Low risk

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations and is a legal requirement. We use an online service to verify your identity.

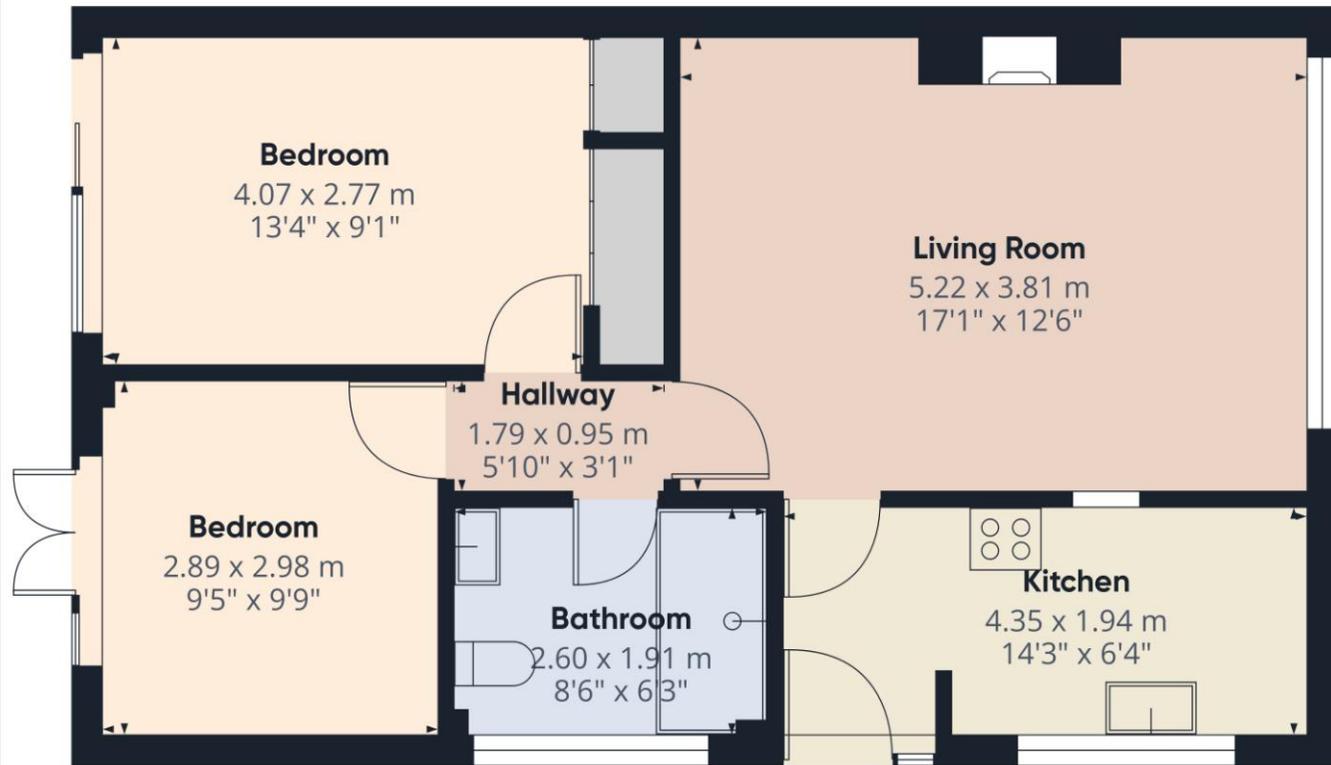
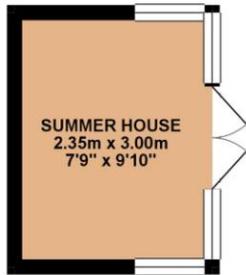




IMPORTANT NOTICE REGARDING GARDEN IMAGES

Some garden images included within these particulars were taken during the spring of a previous year and are provided to demonstrate the garden's layout and potential.





Approximate total area⁽¹⁾

56.9 m²
612 ft²

Excluding
Summerhouse

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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