



**Connells**

Olive Close  
Horsham

# Olive Close Horsham RH12 4TH

for sale  
**£475,000**



## Property Description

An excellent opportunity to purchase this well presented three-bedroom terraced home, ideal for families, first time buyers or investors. Offered to the market with no onward chain, the property benefits from two allocated parking spaces and well-proportioned living accommodation throughout.

Upon entering the property, you are welcomed into a bright and spacious lounge dining room, providing a comfortable living space perfect for both relaxing and entertaining. To the rear of the home is a well-appointed kitchen breakfast room, offering ample storage and workspace with room for informal dining. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property features three good sized bedrooms, including a generous main bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for family living.

Externally the home benefits from two allocated parking spaces, providing convenient off-road parking.

With No Chain this property is ready for a smooth and straightforward purchase.

## Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

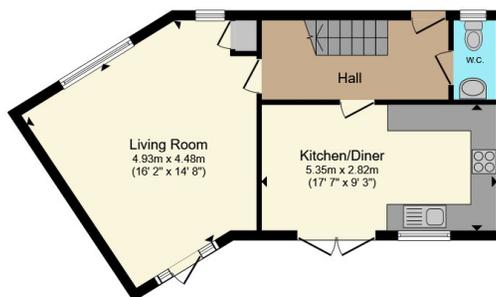
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.









**Ground Floor**



**First Floor**

Total floor area 95.3 m<sup>2</sup> (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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