

woodlands

Established 1991

3 SOUTH STREET • HORSHAM • WEST SUSSEX • RH12 1NR • 01403 270270 • WWW.WOODLANDS-ESTATES.CO.UK

Primrose Copse, Horsham, West Sussex, RH12 5PY Offers In Excess Of £300,000 Freehold

This beautiful two double bedroom home would suit a variety of owners, from young professionals and first time buyers, looking for easy access to London and Gatwick, the town centre, and local shops and to young families with the property benefitting from a charming play area and Holbrook Primary school both just a short distance from the property. It would equally suit as a strong investment option, with two allocated parking spaces and strong demand in a sought-after area of the market. Well presented throughout in neutral colours and sympathetically enhanced by the current owners, the property has scope to enlarge to the rear, subject to the necessary planning permissions. The property is nestled away, at the end of a cul-de-sac with a degree of privacy afforded to the front, being shielded from the road by the private parking area that services this small row of terraced houses. A small entrance area offers space to hang coats and take off shoes before entering into a good sized living/dining room. The separate kitchen area could also accommodate a small breakfast table if desired and the back door leads into an excellent sized private south-east facing rear garden. Upstairs the property benefits from two double bedrooms, the largest of which also benefits from a built-in cupboard space and wardrobe, and a recently upgraded bathroom finishes the accommodation.



- TWO DOUBLE BEDROOMS
- BUILT-IN 1996 BY BERKELEY HOMES
- SOUTH EAST FACING GARDEN
- QUIET POSITION
- EPC RATING C
- MID TERRACE HOUSE
- TWO ALLOCATED PARKING SPACES
- SCOPE TO ENLARGE (STPP)
- CLOSE TO SCHOOLS & TRANSPORT LINKS
- WINDOWS & DOORS RECENTLY UPGRADED

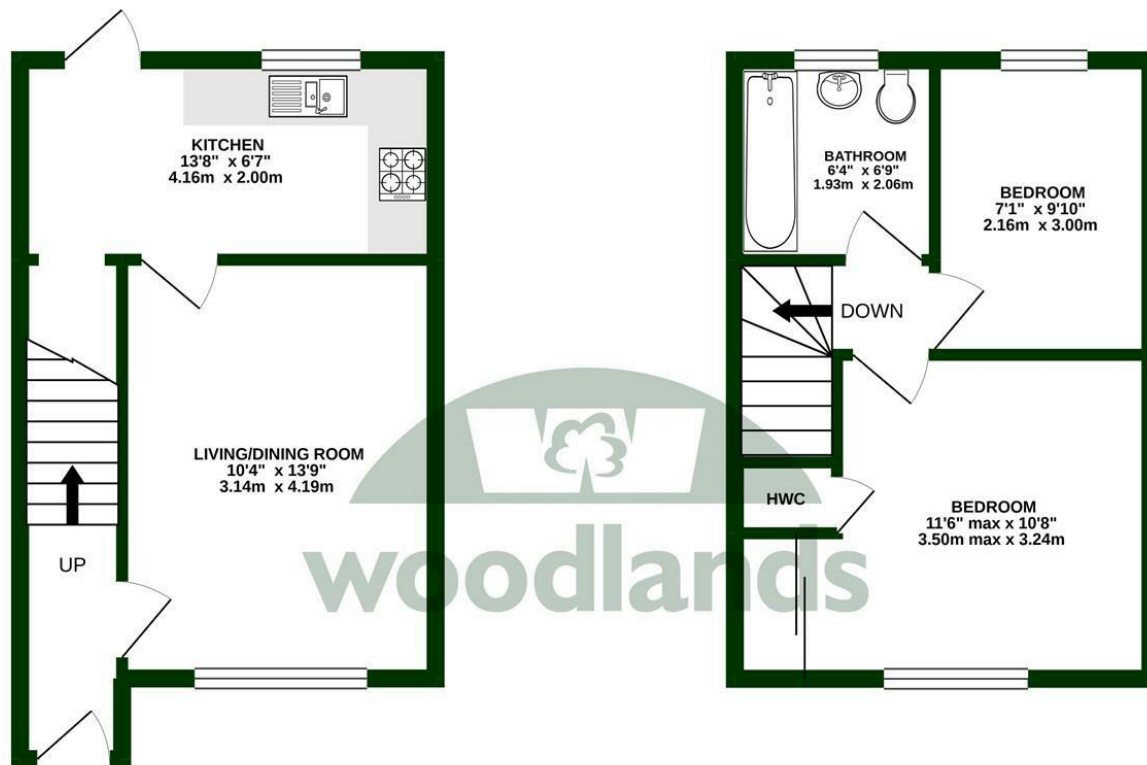
MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

LOCATION

A nicely presented home situated in a popular cul de sac in the desirable north Horsham area. Littlehaven station (serving London Bridge & Victoria) is within walking distance from the property (15 min), and there is good access for the A264, leading to the M23 & Gatwick Airport. In addition, the house is within a short walk of two local primary schools, with both Millais & Forest secondary schools around 2 miles distant. Horsham offers a thriving town centre with a wide selection of restaurants, cafes and shops including John Lewis Home store and Waitrose.

Accommodation with approximate room sizes:

ENTRANCE HALL

LIVING/DINING ROOM 3.15m x 4.19m (10'4" x 13'9")

KITCHEN 4.17m x 2.01m (13'8" x 6'7")

FIRST FLOOR

LANDING

BEDROOM ONE 3.51m max 3.20m min x 3.25m (11'6" max 10'6" min x 10'8")

BEDROOM TWO 2.16m x 3.00m (7'1" x 9'10")

BATHROOM 1.93m x 2.06m (6'4" x 6'9")

OUTSIDE

TWO ALLOCATED PARKING SPACES

SOUTH EAST FACING REAR GARDEN

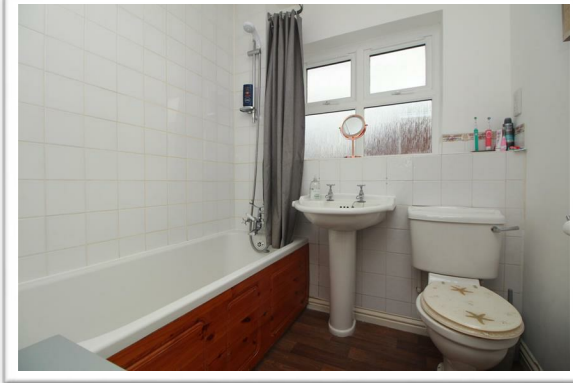
DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way, go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road. Proceed to the mini roundabout and go straight across into North Heath Lane. Continue along this road and at the next mini roundabout go straight ahead. Proceed past The Holbrook Club and at the next mini roundabout turn left into Holbrook School Lane. Primrose Copse can then be found on the left hand side.

COUNCIL TAX: Band D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information



provided on an EPC.
TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 