

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Established 1991

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Wagtail Close, Horsham, West Sussex, RH12 5HL £425,000 Freehold

Woodlands are delighted to offer for sale this extended three bedroom end of terrace house situated in this popular part of north Horsham. The property is situated in an exclusive residential road, within easy access of excellent schools and major road and rail links. The property offers good size accommodation arranged over two floors briefly comprises entrance hall with stairs to first floor and door into the 22ft lounge/dining room. From here a door leads into the 18ft kitchen/breakfast room with door into the front family room. Upstairs is a master bedroom with en-suite, two further bedrooms and a family bathroom. The property also benefits from having gas fired central heating and double glazing. Outside, to the front there is a driveway providing off road parking with an area of shingle and shrubs and a side access gate to the rear. The rear garden is a mature landscaped garden filled with an array of flowers, shrubs and trees with an area of lawn and patio area adjoining the rear of the property. There is access to a garden store/utility and also the benefit of a summer house. An internal viewing is strongly advised.



- EXTENDED END OF TERRACE HOUSE
- 18FT KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH EN-SUITE
 - FAMILY BATHROOM
- FRONT & REAR GARDENS
- 22FT LOUNGE/DINING ROOM
- 15FT FAMILY ROOM
- TWO FURTHER BEDROOMS
- OFF ROAD PARKING
- SUMMER HOUSE

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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LOCATION

Wagtail Close is situated north of Horsham's town centre. Littlehaven train station is around half a mile away with trains direct to London and the south coast. There are many primary schools in the area and three main state secondary schools are the Forest School for boys, Millais for girls and Tanbridge Park which is mixed. Horsham's main attractions are just over a mile away and include The Pavillions leisure centre, The Capitol cinema/theatre, Horsham Park and many bars, restaurants and shops and the historic Carfax town centre.

Accommodation with approximate room sizes:

ENTRANCE HALL

LOUNGE/DINING ROOM 6.91m max x 3.91m max 2.97m min (22'8" max x 12'10" max 9'9" min)

KITCHEN/BREAKFAST ROOM 5.54m x 2.49m (18'2" x 8'2")

FAMILY ROOM 4.83m x 2.44m (15'10" x 8')

FIRST FLOOR

LANDING

MASTER BEDROOM 3.30m x 2.97m (10'10" x 9'9")

EN-SUITE 2.39m x 1.30m (7'10" x 4'3")

BEDROOM TWO 2.90m x 2.44m (9'6" x 8')

BEDROOM THREE 3.56m max x 1.96m max 1.27m min (11'8" max x 6'5" max 4'2" min)

FAMILY BATHROOM 1.88m x 1.88m (6'2" x 6'2")

OUTSIDE

FRONT GARDEN

OFF ROAD PARKING

REAR GARDEN

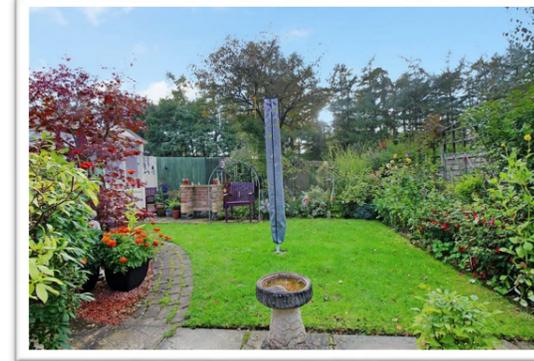
GARDEN STORE/UTILITY

DIRECTIONS: From Horsham town centre follow Albion Way over the first roundabout and turn right at the traffic lights into Springfield Road. Continue along through the two sets of traffic lights. Take the second turning on the right into Pondtail Road. Follow this road under the railway bridge and go straight ahead at the first mini roundabout. Continue along this road and at the next roundabout turn left into Pondtail Drive and take the second turning on the left into Nuthatch Way. Proceed to the end and turn right into Greenfinch Way where Wagtail Close can be found towards the end 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			
(81-91) B			
(69-80) C		73	85
(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	