



Pondtail Close, Horsham, West Sussex, RH12 5HS.
Guide Price £595,000 Freehold


MARTIN&CO

Pondtail Close, Horsham

3 Bedrooms, 2 Bathroom

Guide Price £595,000 Freehold

- Three Double Bedrooms
- Re-Fitted Kitchen and Bathrooms
- No Chain Above
- Gas Central Heating
- Large Garden
- Integral Garage
- EPC tbc

Offered for sale with no chain above this three bedroom modern detached home has been modernised and redecorated. Situated in this cul de sac location just off Pondtail Road, it offers bright, spacious living throughout with a lovely garden and integral garage.

This area has always been popular with buyers due to its convenience to schooling and transport with the town centre not too far away.

Upon entering the home the entrance hall gives access to a downstairs wc. The hall also gives access into the dining room which in turn leads through to the garden aspect sitting room.

The kitchen/breakfast room has been refurbished in a contemporary style with high specification appliances. This room also offers a garden aspect and side door.



Moving to the first floor there are three double bedrooms, the main bedroom having fitted wardrobes and a new ensuite shower room. Bedrooms two and three have fitted storage cupboards and the family bathroom has also been completely re-fitted with a luxurious suite.

Outside

The property has an integral garage offering further potential subject to planning, approached via the driveway with off street parking for one vehicle.

The large rear garden is mainly lawned with a good sized patio terrace and summerhouse included.

Location

Horsham is a thriving historic market town with an excellent selection of national and independent

retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Littlehaven station is also nearby with its direct links to London.



Material Facts

Guide Price £595,000

Tenure: Freehold
Council Tax Band: Band E
Horsham District Council

EPC Rating TBC

Property Type: Detached house
Mains Services: Gas/Electricity/Water/Drainage
Heating Type: Gas Central Heating to Radiators

Broadband information: Between 4 Mbps and 1100 Mbps
Fibre to Property

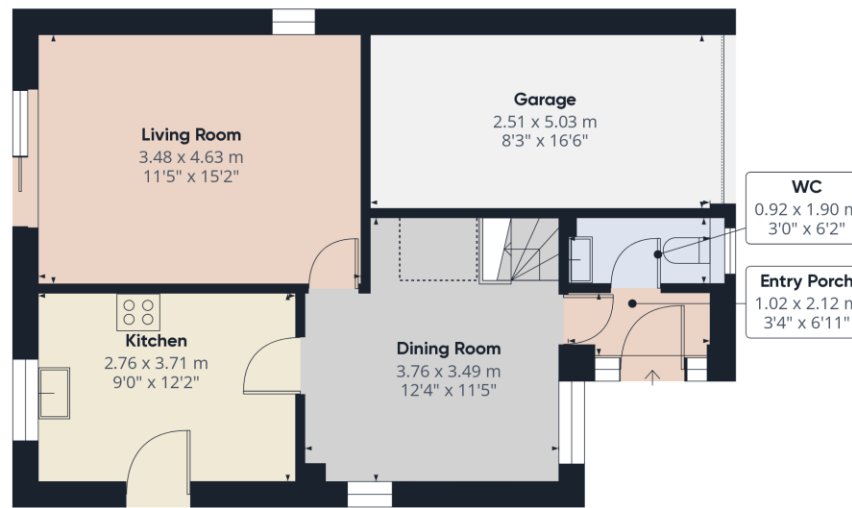
Mobile Coverage: Good with o2, average with other providers

Parking Type: Garage with Own Driveway

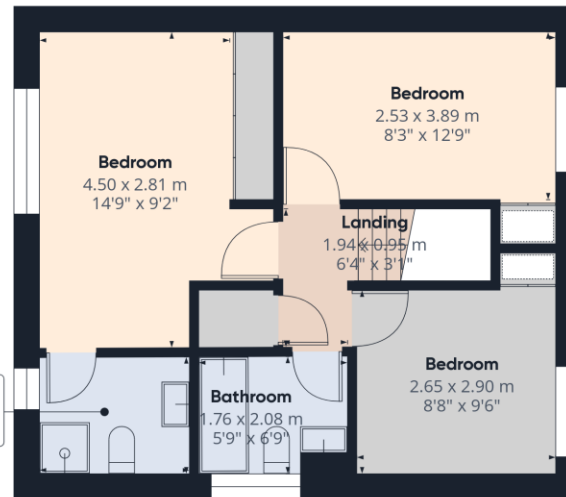
Flood/Erosion Risk
River and Seas : None
Surface Water : Very Low







Ground Floor



Floor 1

Approximate total area⁽¹⁾

97.3 m²
1047.34 ft²

Reduced headroom

1.06 m²
11.37 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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