



**Windrum Close,  
Horsham, RH12 1XR**

**Asking Price  
£425,000**

**01403 272022  
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**Residential sales, lettings,  
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## Windrum Close, Horsham, RH12 1XR



### LOCATION

Situated in a quiet cul-de-sac, this property enjoys a convenient position close to a range of local amenities, making it an ideal choice for families, professionals and first-time buyers alike. Everyday shopping, cafés and supermarkets are all within easy reach, whilst highly regarded local schools cater for children of all ages. Excellent road links provide straightforward access to Horsham town centre and the surrounding villages, with the A24 and A264 offering connections towards Crawley, Gatwick and the South Coast. There are also pleasant nearby walks, parks and recreational facilities, allowing residents to enjoy the best of both convenience and outdoor living.

### PROPERTY

Tenure: Freehold

Tucked away in a peaceful cul-de-sac, this well-presented freehold mid-terrace home offers bright and spacious accommodation, perfectly suited to modern family living.

The heart of the home is the impressive open-plan living and dining room, providing an excellent space for relaxing, entertaining and everyday life. Large windows and a door opening onto the rear garden allow natural light to flood the room, creating a bright and welcoming atmosphere throughout.

The separate fitted kitchen offers ample cupboard and worktop space together with room for appliances, whilst the ground floor also benefits from a convenient cloakroom.

Upstairs, the property provides three well-proportioned bedrooms served by a family bathroom, offering comfortable accommodation for couples, young families or those looking to work from home.

Offered freehold and presented in excellent decorative order throughout, this is a fantastic opportunity to purchase a home that combines generous living space, practical accommodation and an excellent location.

### OUTSIDE & PARKING

The property enjoys a fully enclosed, sunny rear garden which has been attractively paved to provide a low-maintenance outdoor space, perfect for entertaining, barbecues or simply relaxing throughout the day. At the rear of the garden is a versatile summer house, currently arranged as a home office, offering an excellent space for those working remotely or requiring additional flexibility. The front of the property benefits from unrestricted on-street parking. Whilst parking is not allocated, there is ample parking available within the cul-de-sac, making day-to-day parking convenient for both residents and visitors alike.





#### Buses

10 minute walk



#### Shops

News & Food Store  
10 minute walk



#### Trains

Horsham – 1.7 miles  
Littlehaven – 3 miles



#### Airport

Gatwick  
16.2 miles



#### Roads

M23  
7.9 miles



#### Sport & Leisures

Pavilions in the Park  
1.9 miles



#### Rental Income

£tbc pcm



#### Schools

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



#### Fibre Broadband

Up to 2000 Mbps



#### Council Tax

Band C

Approximate total area<sup>(1)</sup>  
78.2 m<sup>2</sup>  
841 ft<sup>2</sup>

(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

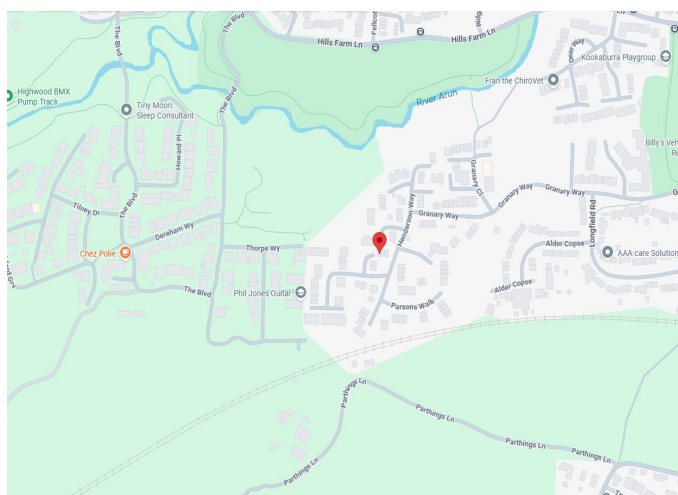


Floor 1

Ground Floor



## Map Location



## EPC Rating



Viewing arrangements by  
appointment through Brock Taylor

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