



Granary Close, West Sussex, West Sussex RH12 1PW
Asking Price £470,000



Granary Close, Horsham

- NO CHAIN
- THREE BEDROOMS
- TOWN HOUSE
- SPACIOUS ACCOMMODATION
- THREE BATHROOMS
- WALKING DISTANCE OF TOWN CENTRE
- GARAGE & DRIVEWAY
- EPC RATING C
- COUNCIL TAX BAND D
- FREEHOLD

**** Offered for sale with no onward chain *** A delightful and spacious three bedroom townhouse providing an excellent opportunity for those seeking a comfortable and modern house, conveniently located within walking distance of the town centre.

Location

Granary Close is situated in a desirable location, offering a blend of tranquillity and accessibility with views of the riverside walk from the rear aspect. The town centre is accessible on foot with some closer nearby amenities, including two Primary schools and Tanbridge House secondary school.

Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. By car the A24, linking with the A264 are only a short drive away, connecting the road networks to London, Gatwick and the south coast. The mainline train station offering services to London Victoria in under an hour is just over 1.5 miles away.



Property

The property boasts well-proportioned and versatile accommodation making it ideal for families or those who desire extra space for guests or a home office. The entrance hall offers ample room for coats and shoes and benefits from a shower room and understairs storage cupboard. There is a good sized double bedroom with French doors to the rear garden on the ground floor. On the first floor there is a wonderful L-shaped kitchen/diner featuring a deep set bay window allowing plenty of light. The living room offers a fantastic view over a section of the Riverside walkways, with stylish wood flooring and French doors which open on to a decked balcony with a staircase leading you down to the garden. On the top floor the master bedroom benefits from fitted wardrobes and en-suite shower room, there is a further spacious double bedroom and a family bathroom with shower over bath.

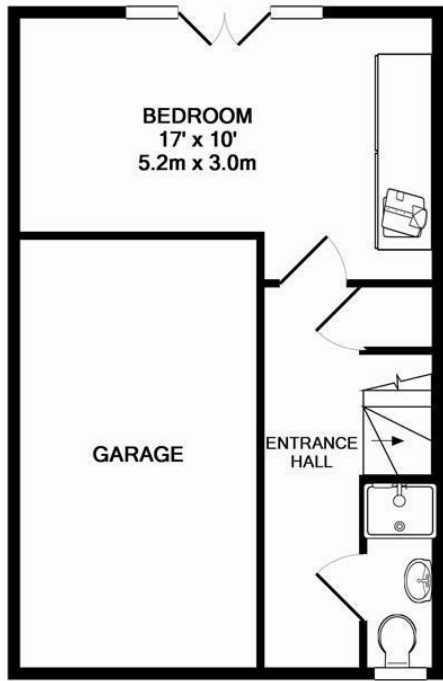
The property is fully double glazed with gas central heating.

Outside

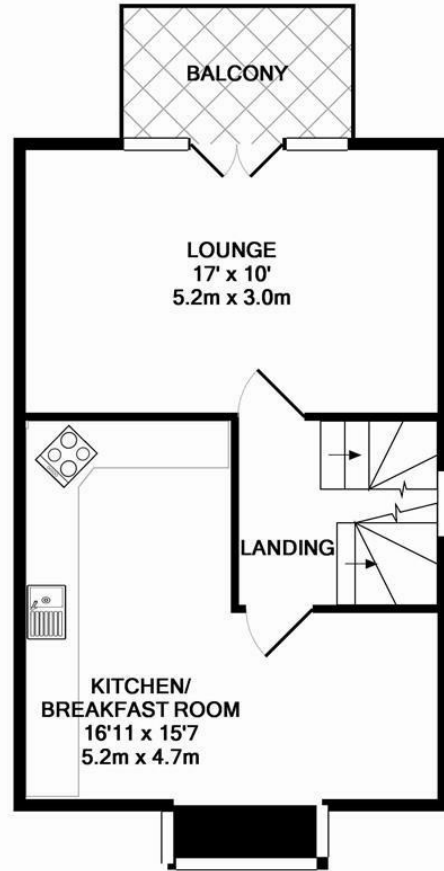
The property offers driveway parking in front of the integral garage, the rear garden is laid to lawn with a patio area. There are stairs to the first floor where the decked balcony is located and creates the perfect spot to unwind and enjoy the view.



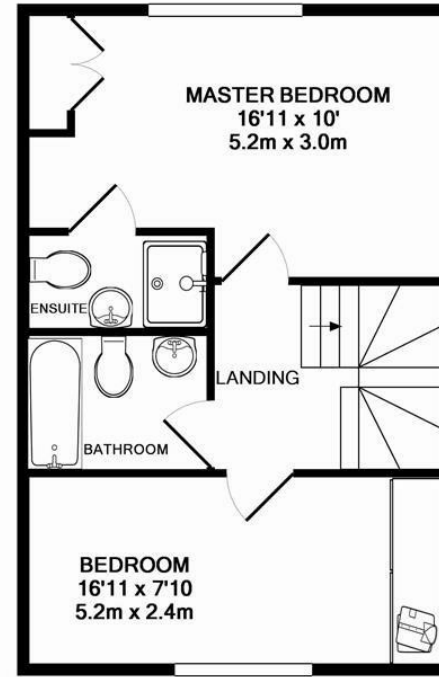




GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



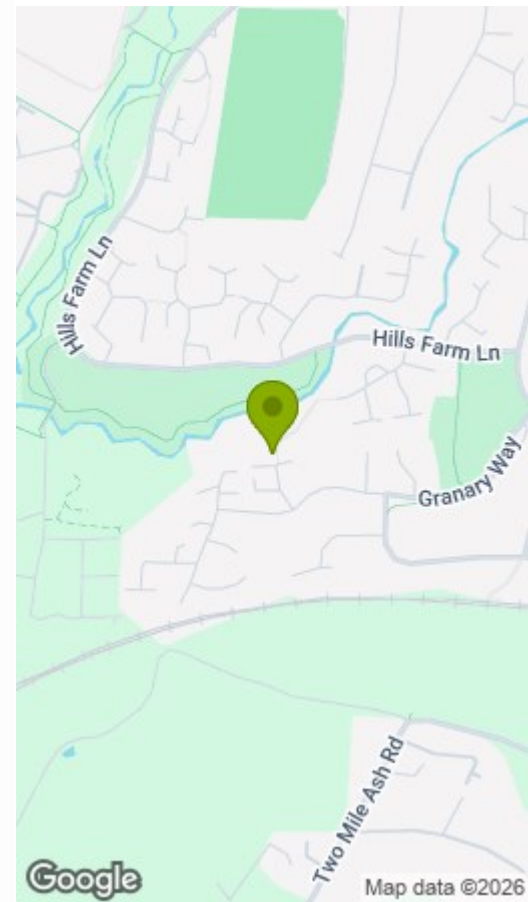
1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1341 SQ.FT. (124.5 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
192 plus A			(81-91) A
(151-191) B			(69-80) B
(93-150) C			(55-68) C
(55-92) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		84	
		72	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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