



Groombridge Way, West Sussex, Sussex RH12 1XD
Asking Price £350,000

& LINES
James

Groombridge Way, Horsham

- NO CHAIN
- TWO BEDROOMS
- TERRACED HOUSE
- GREAT LOCATION
- DRIVEWAY PARKING & ADDITIONAL SPACE
- WELL PRESENTED
- EPC RATING C
- COUNCIL TAX BAND C
- FREEHOLD

*** NO CHAIN *** A delightful well presented terraced house situated a convenient and popular area of the town. The property also benefits from parking for two cars.

Location

Groombridge Way is situated in a desirable location, offering a quiet setting with access to the riverwalk right on your doorstep. 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 a mile away.





Property

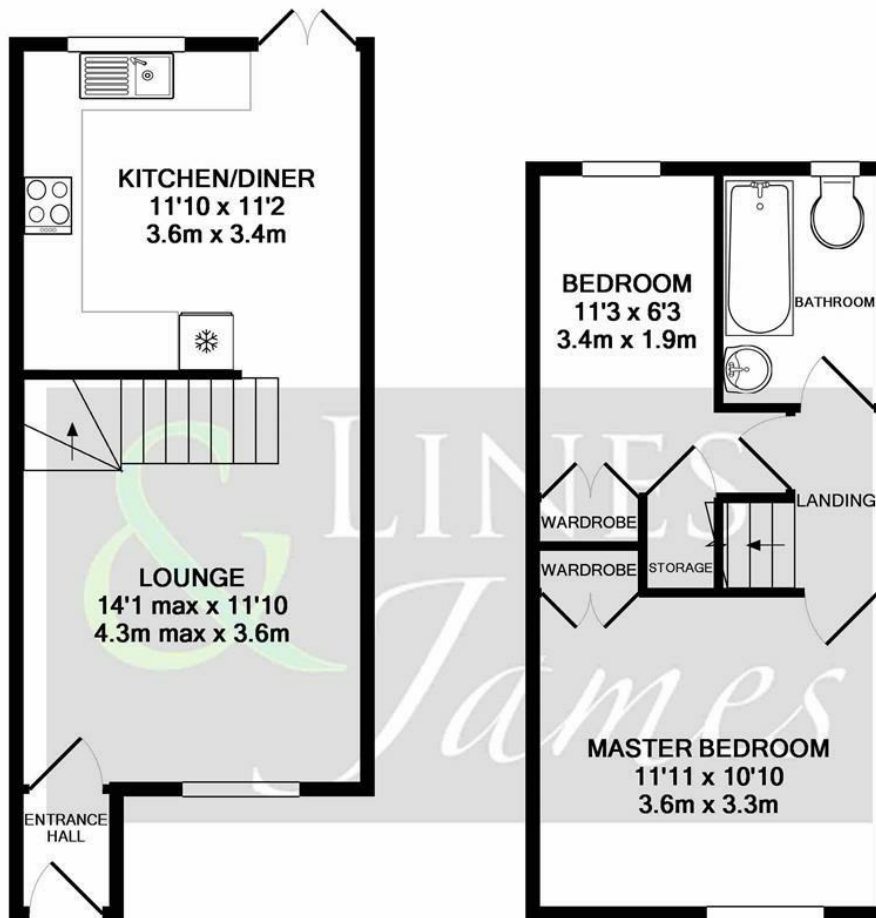
The property offers a practical and inviting layout ensuring that you can make the most of your living space. Upon entering there is a porch with room for coats and shoes. A welcoming reception room offers a perfect setting for relaxation or entertaining guests. The room opens to a light and spacious kitchen/diner which features French doors to the garden. The kitchen is fitted in a range of wood effect base and eye level units with complementing worktops and tiled splashbacks. There is plenty of space for a dining area. In the living room a turning open stairs case leads to the first floor. The main bedroom is a good sized and benefits from a built in cupboard. The second bedroom is a single and also offers built in storage cupboards. The bathroom is fitted in a white suite with shower over bath and benefits from a window allowing naturel light and ventilation. Additional features include gas central heating and double glazing throughout.

Outside

To the front of the property the area has been paved allowing seamless parking. The rear garden is south facing and has a decking area creating a perfect spot to enjoy the warm days. The rest of the garden is laid to lawn with attractive boarders to the sides. Stepping stones lead to a shed and the rear access where the other parking space is located.



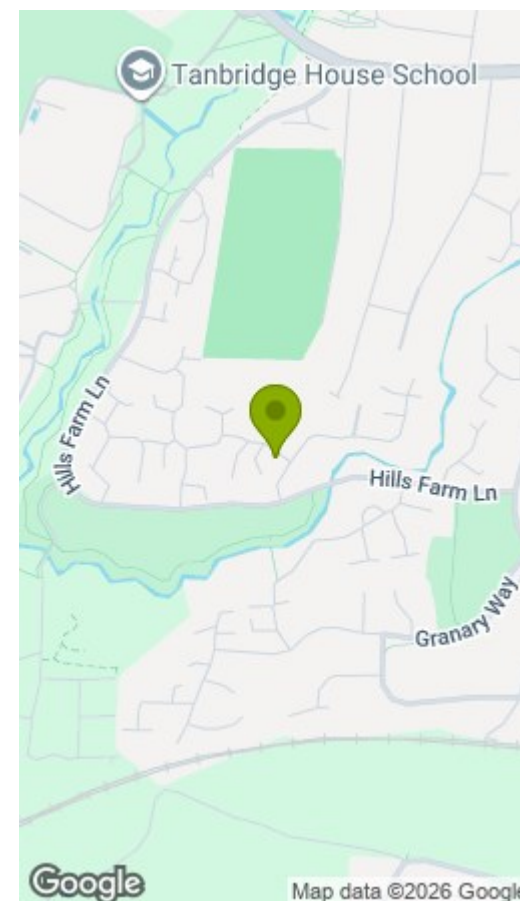




GROUND FLOOR

1ST FLOOR

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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