



8 Reapers Close, Horsham

Guide Price £550,000 – £575,000

8 Reapers Close

Horsham

This four bedroom detached, family home is situated in a discreet, quiet cul-de-sac North Horsham position and has the benefit of open plan living/ dining room.

To the ground floor; a reception porch leads into the main reception hallway, to the front aspect is a modern kitchen which has a blend of white wall and base cabinets.

The sitting/dining room spans the full width of the property and has an airy feel with sliding doors opening directly onto the rear garden terrace.

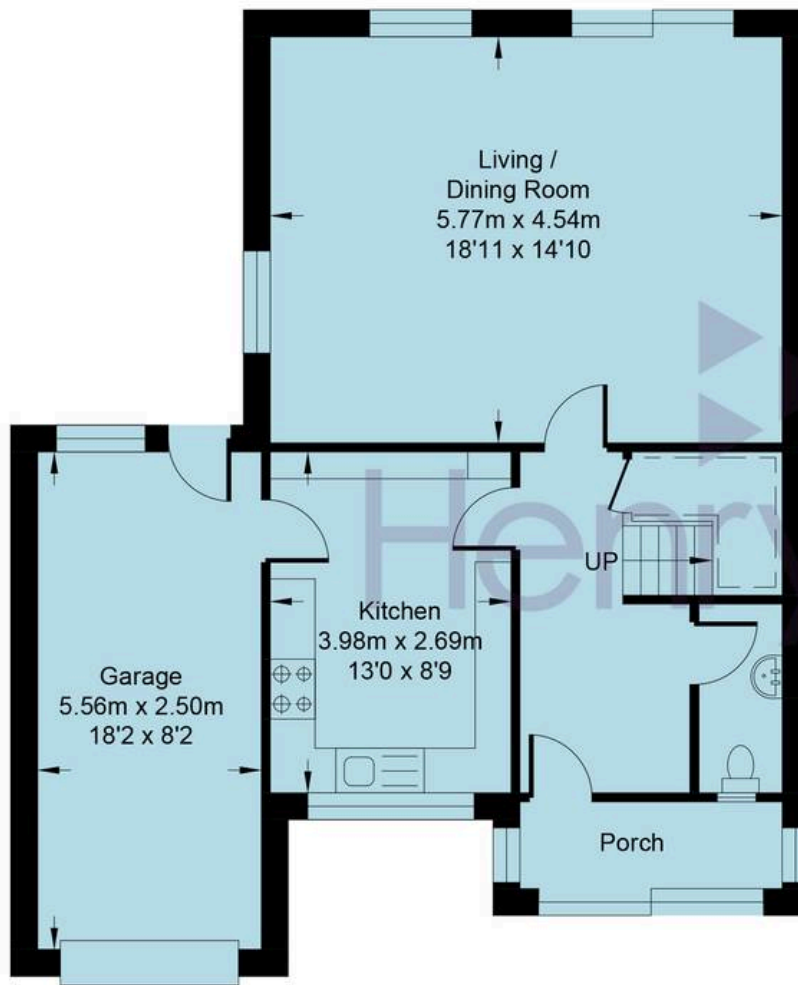
Also of note to the ground floor is a WC with wash hand basin and low level WC.

The staircase leads to the first floor; the principle bedroom has fitted wardrobes and enjoys views over the rear gardens, with en-suite shower room, the second double bedroom also has fitted wardrobes, plus there are two further bedrooms all of decent proportions plus a well equipped family bathroom which features a wall mounted shower over the bath, a wash hand basin and a low level WC.

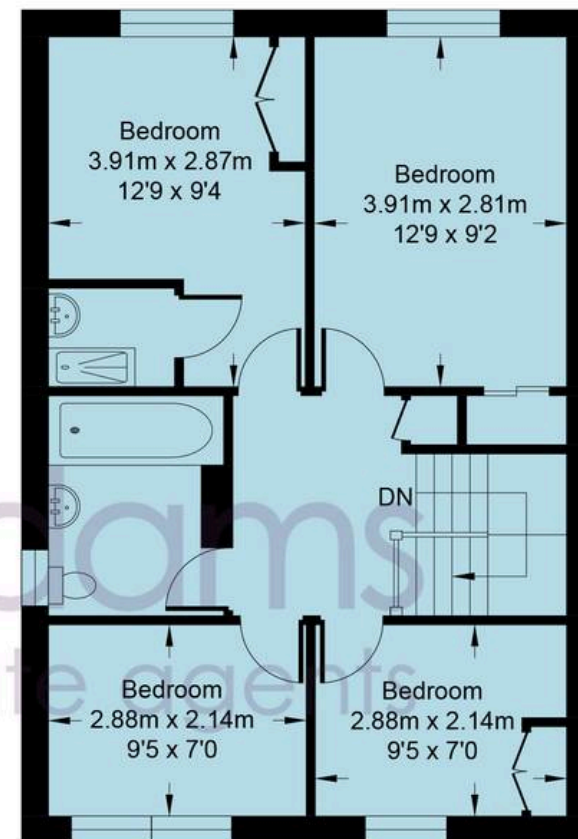
To the front of the property is space providing parking for several vehicles. The rear garden is a lovely size which is ideal for outdoor dining and family gatherings within the summer months, the remainder of the garden is mainly laid to level lawns and there are beds and borders which are well stocked with mature shrubs and plants.







GROUND FLOOR



FIRST FLOOR

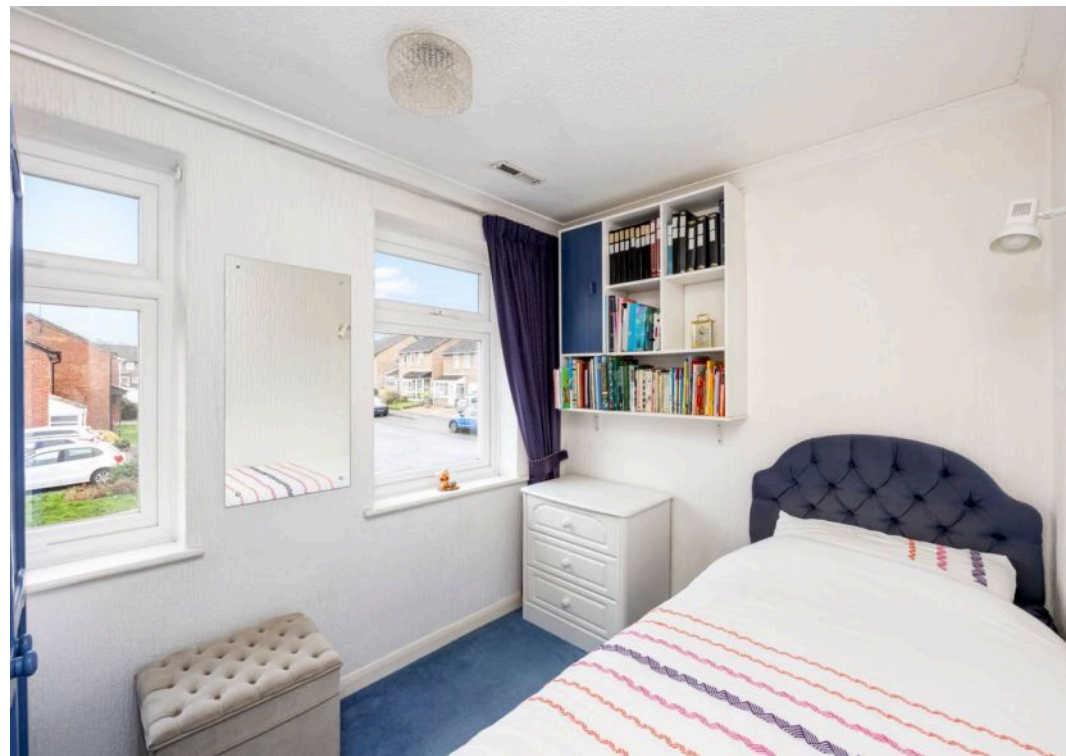
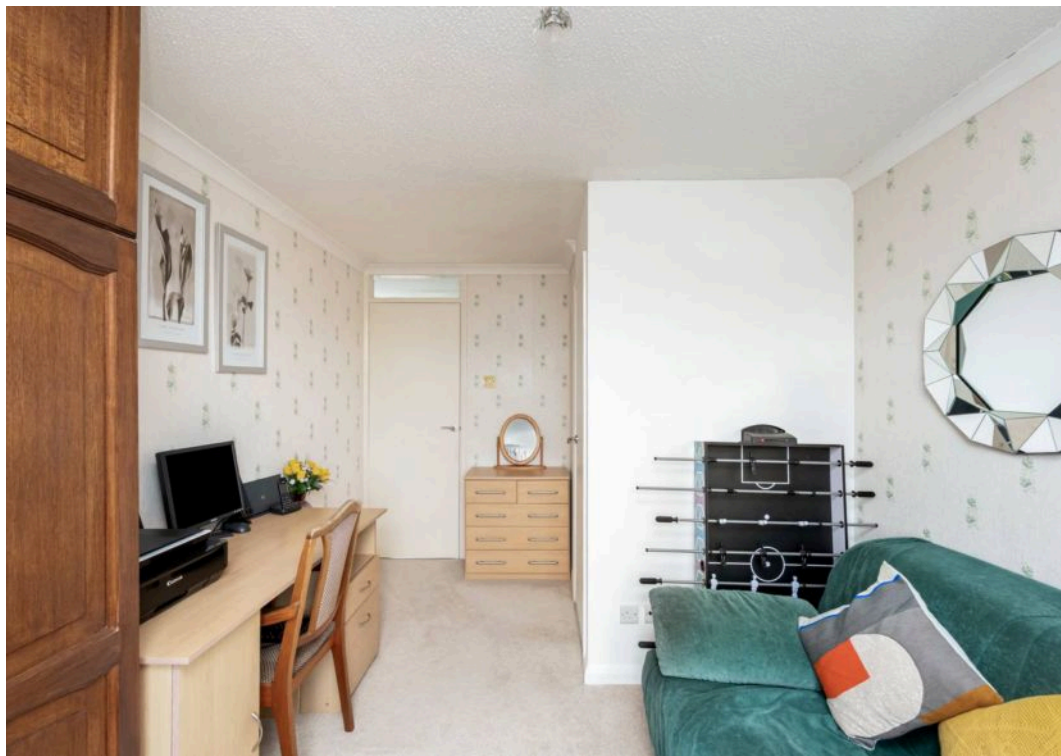
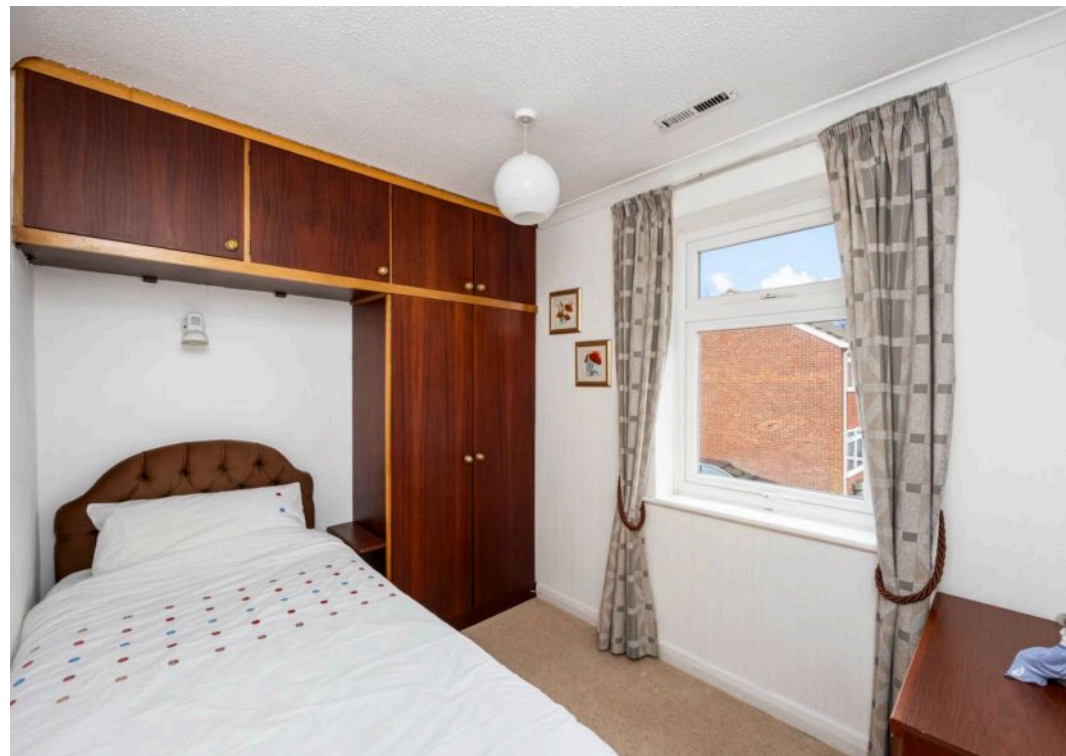


Reapers Close

Approximate Area (Including Garage) = 1250.76 sq ft / 116.2 sq m

Total = 1250.76 sq ft / 116.2 sq m

For identification only - not to scale



The property ideally located for access to Horsham and Littlehaven mainline train stations, the town centre, open countryside and a selection of well regarded local schools and amenities.

Conveniently located near Horsham Town and Littlehaven Train station in a quiet cul-de-sac location. Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christs Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.