



Ropeland Way, Horsham

In Excess of **£375,000**


Henry Adams
estate agents

Ropeland Way

Horsham

A two bedroom terraced property situated in a desirable North Horsham location with access to Littlehaven mainline train station and nearby Bohunt Academy school.

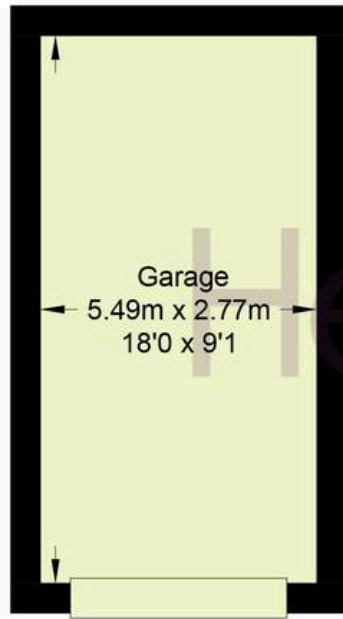
Being offered at an ideal price for first time buyers, investors or downsizers alike, this property has a well thought out blend of living and bedroom space arranged over two floors.

To the ground floor, a reception hallway welcomes you and leads into the sitting room which has an aspect to the front of the property providing a light and airy space. The separate kitchen/dining room has double doors leading directly out onto the rear garden. The kitchen has a range of wall and base cabinets complimented with work surfaces running through.

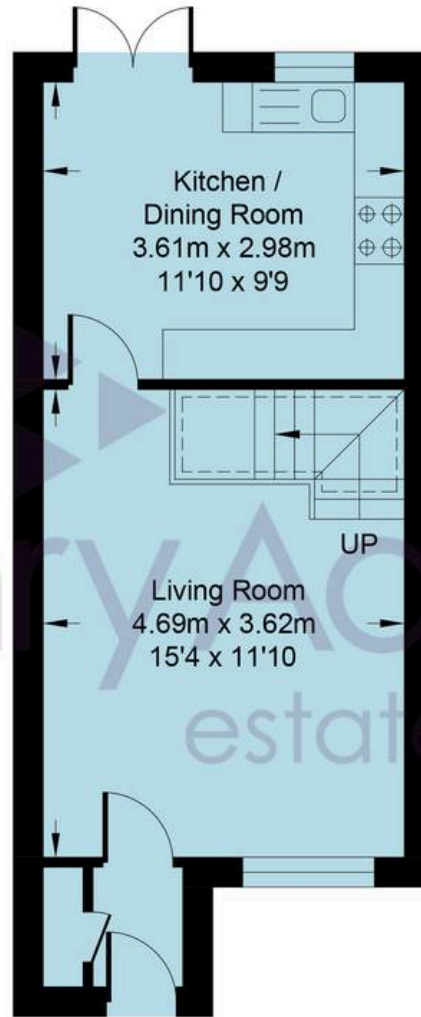
There is a gas hob, fitted oven with a stainless steel extractor hood and space for further freestanding appliances. To the first floor, the main bedroom has views to the front of the property, a fitted wardrobe space and a fitted cupboard. The second bedroom enjoys views over the rear garden and the family bathroom has a wall mounted shower over the bath, a wash hand basin and a low-level WC with tiling to the walls.



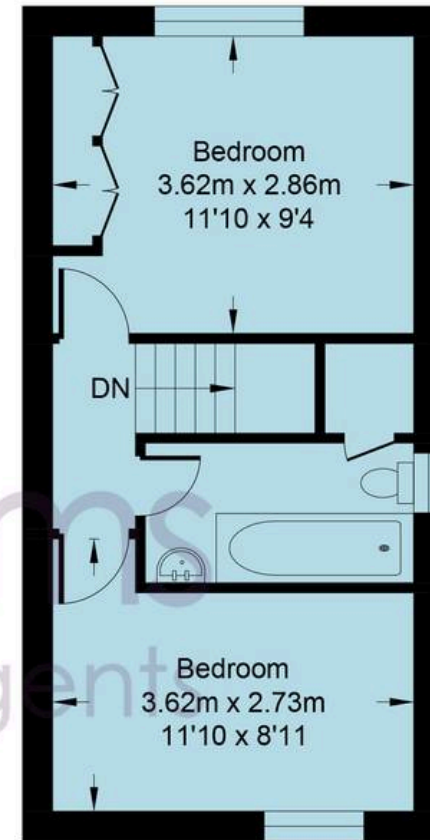




GARAGE



GROUND FLOOR



FIRST FLOOR



Ropeland Way

Approximate Area = 625 sq ft / 58.1 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 789 sq ft / 73.3 sq m

For identification only - not to scale



The property is positioned on the popular North side of Horsham. The town centre and the mainline station are conveniently situated within two miles. Littlehaven station is under a mile away making it easily accessible on foot and provides services to London Victoria in under an hour. 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 A264/A24 are accessible within a short drive, connecting the road networks to London, Gatwick and the South coast.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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.