



## Oaks Close, Horsham

Guide Price £550,000

# Oaks Close

Horsham

This attractive three-bedroom detached house is situated in a quiet residential close within the sought-after area of North Horsham. Ideal for families, the property offers spacious and versatile accommodation throughout.

The ground floor features a welcoming entrance hall with a convenient cloakroom. A generously sized living room and a separate dining room provide direct access to the rear garden, perfect for family mealtimes and entertaining. The well-appointed kitchen offers ample storage and worktop space, complementing the flexible layout of the reception rooms, which cater to both relaxation and formal dining.

Adding to the property's versatility, a self-contained office space has been thoughtfully created within the garage. This private work space is fully insulated and benefits from heating, ensuring comfort for year-round use – ideal for home working, hobbies or as a quiet retreat.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The property is equipped with gas central heating and double glazing for comfort and efficiency.

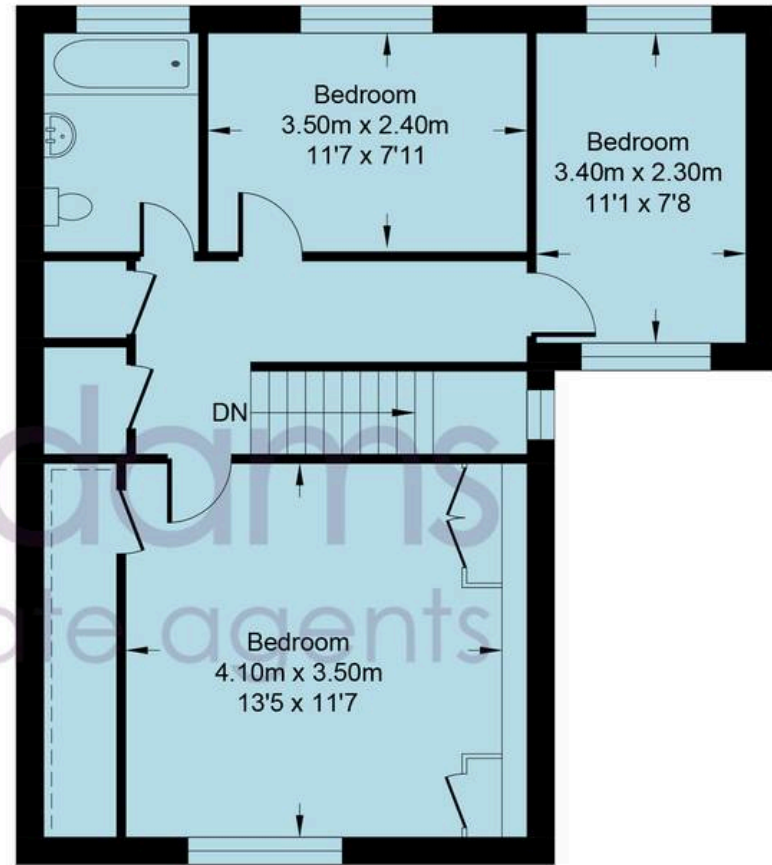
Externally, the landscaped rear garden boasts a sunny westerly aspect, creating an ideal setting for outdoor enjoyment and summer gatherings. It is beautifully presented with a combination of lawn, established borders, and a patio area perfect for al fresco dining.







GROUND FLOOR



FIRST FLOOR

## Oaks Close



Approximate Area = 1300 sq ft / 120.8 sq m  
 Total = 1300 sq ft / 120.8 sq m

For identification only - not to scale



To the front, a private driveway provides off-road parking for several vehicles, while the attached part converted single garage offers additional useful storage space.

In a peaceful location at the end of the close, the property is conveniently positioned for local amenities, reputable schools, and excellent transport links, including Littlehaven station.

This is a fantastic opportunity to acquire a well-maintained family home in a popular and established neighbourhood. Early viewing is highly recommended.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

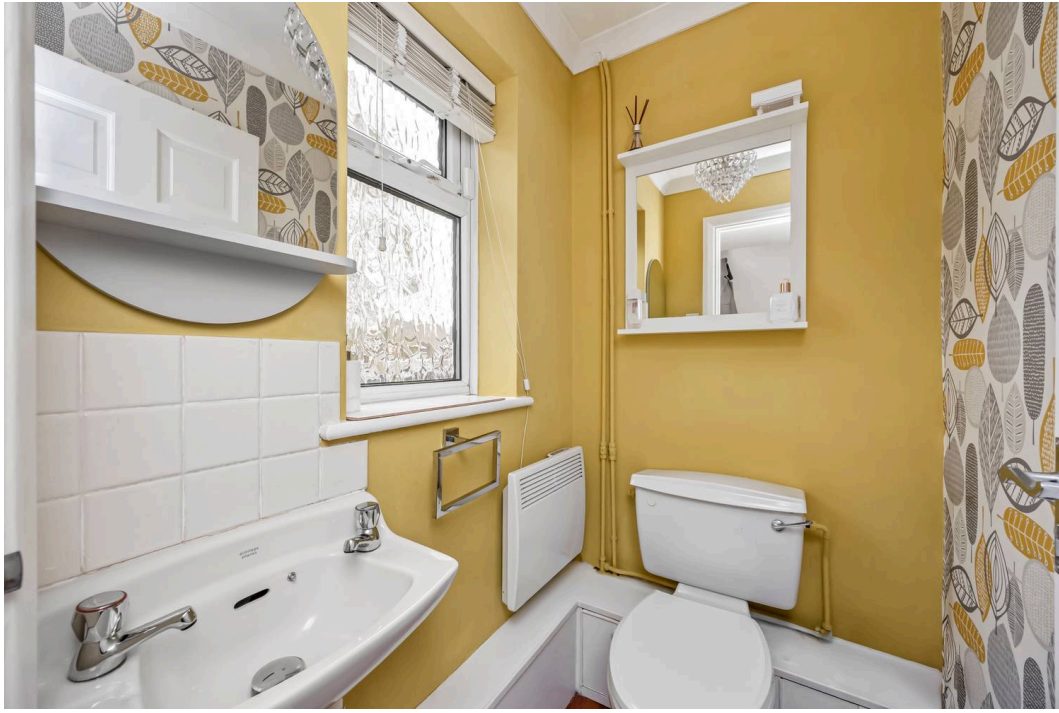
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Henry Adams - Horsham

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