



Firs Close, Horsham

Guide Price £985,000

Firs Close

Horsham

An outstanding and spacious five double bedroom, three reception room, three storey detached house of 2660 sq.ft, built in 2016 by Crest Nicholson.

The property benefits from three en-suite bathrooms, driveway for two vehicles and garage.

The accommodation comprises: entrance hallway, study, bay fronted family room and spacious sitting room with a wood burner and double doors onto the private garden and patio area.

The kitchen/dining room is fitted with an attractive range of units and integrated appliances and finished to a high standard with Quartz work surfaces, it also features a breakfast bar and doors onto the garden.

Also of note to the ground floor is a useful utility room and cloakroom.

On the first floor the principle bedroom is superbly thought out with a range of built in storage in the room as well as a dressing area leading through to the ensuite fitted to a high standard with bath and separate shower enclosure.

There are two further double sized bedrooms to the first floor and family bathroom with separate shower enclosure. On the second floor there are two generously sized guest bedrooms; both with ensuite shower rooms.



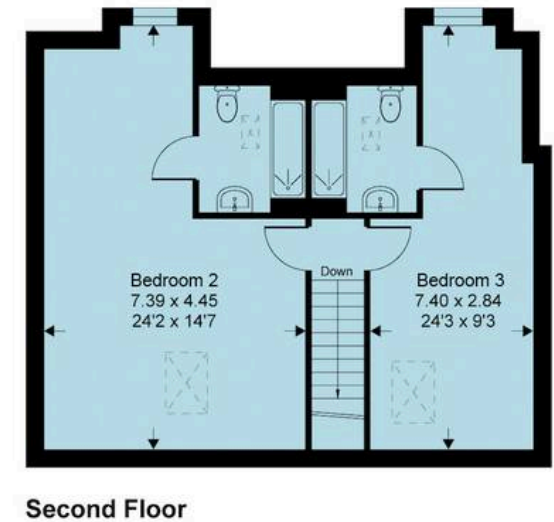
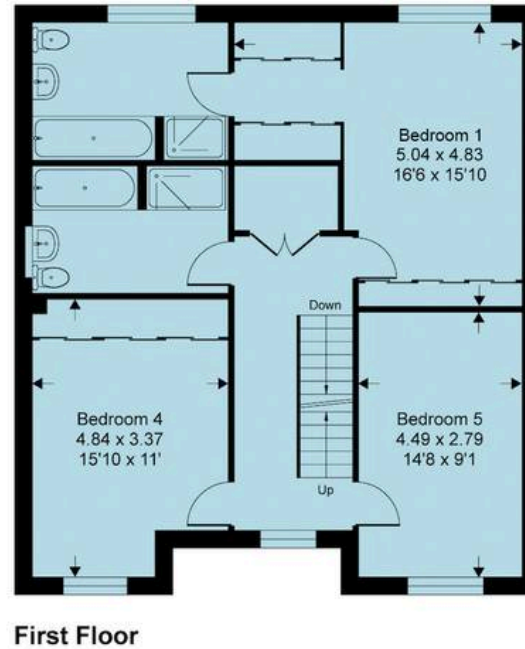


Firs Close, RH12

Approximate Gross Internal Area = 228.2 sq m / 2457 sq ft

Approximate Garage Internal Area = 18.9 sq m / 204 sq ft

Approximate Total Internal Area = 247.1 sq m / 2660 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



To the rear is a private garden mainly laid to lawn with the boundaries marked on two sides by a brick wall and fence to the end. There is a decking area at the rear of the garden creating a further seating area.

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 Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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