



## Burns Close, Horsham

Guide Price £360,000

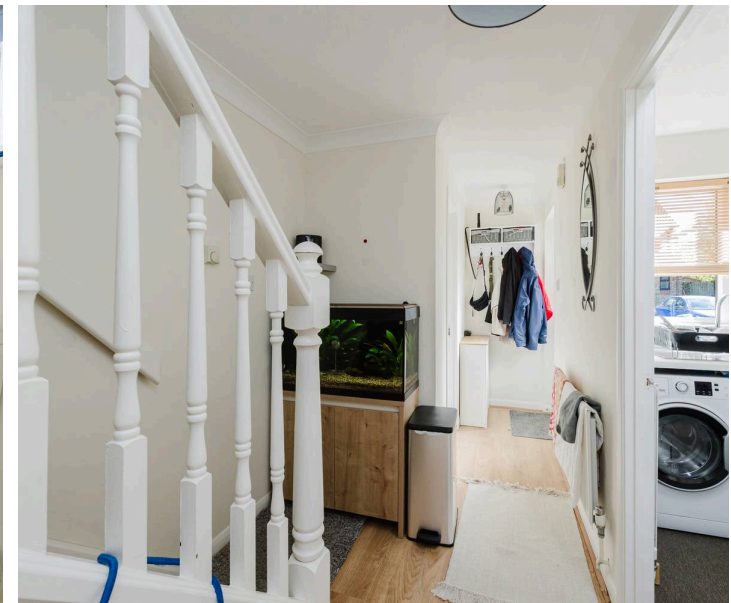
# Burns Close

Horsham

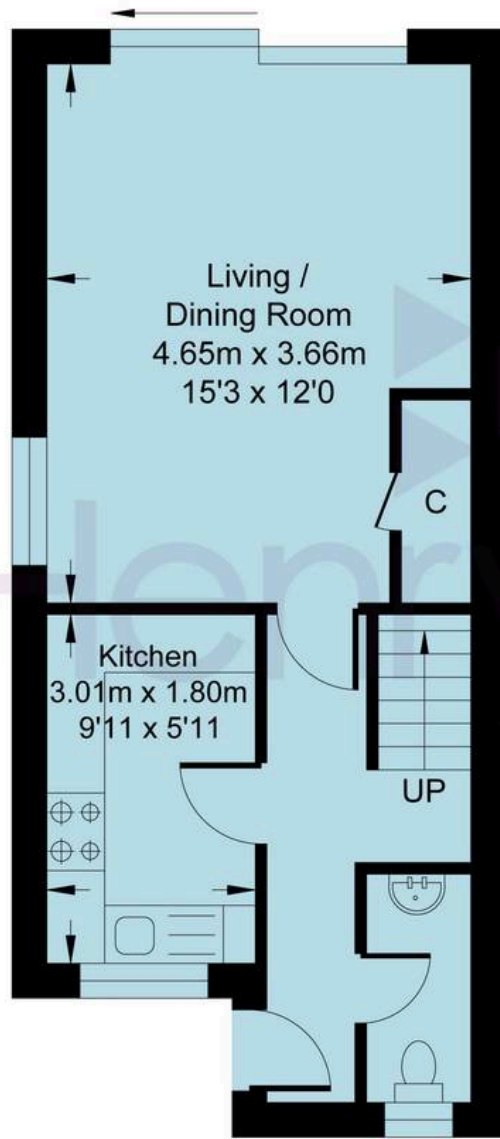
This well presented two bedroom end of terrace house with parking offers an ideal opportunity for first time buyers, young professionals, or small families seeking comfort and convenience. Stepping inside, you are greeted by a welcoming entrance hall leading to a spacious living and dining room, perfect for relaxing or entertaining guests. The modern kitchen features ample storage and worktop space, making meal preparation a pleasure. A convenient ground floor WC adds practicality to the layout.

Upstairs, there are two generous double bedrooms, each offering plenty of space for wardrobes and furnishings, as well as a stylish family bathroom. For commuters, the location is within easy reach of the local train line, ( less than one mile ) ensuring swift connections to surrounding areas.

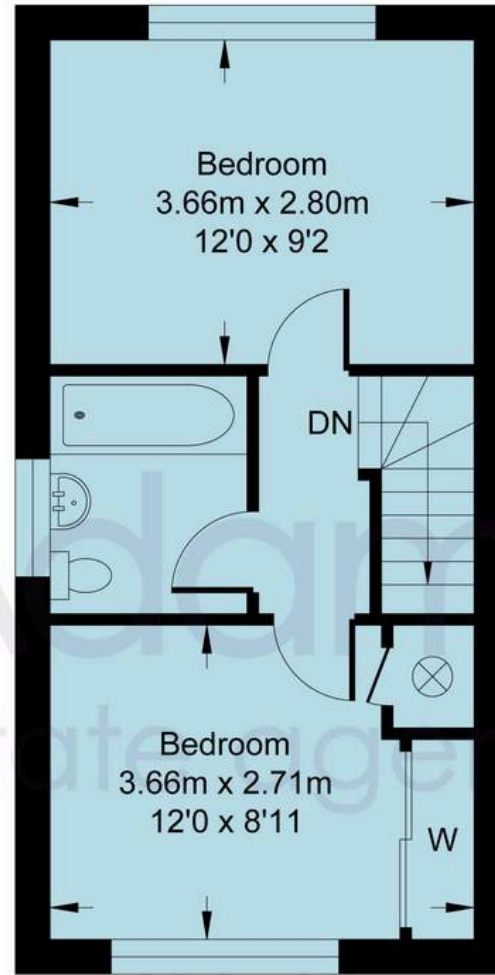
Externally, the property boasts a delightful rear garden, thoughtfully designed for both relaxation and entertaining. The garden features a well maintained lawn bordered by mature shrubs, offering privacy and a tranquil outdoor retreat. A patio area provides the perfect spot for alfresco dining. There is adjacent allocated parking for two cars, providing convenience and peace of mind for residents and visitors alike. With its attractive outdoor space and practical features, this home is perfectly suited for those seeking a balance of indoor comfort and outdoor enjoyment.







GROUND FLOOR



FIRST FLOOR

## Burns Close

Approximate Area = 634.20 sq ft / 58.92 sq m

Total = 634.20 sq ft / 58.92 sq m

For identification only - not to scale





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 a 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: D

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.