



## Cissbury Close, Horsham

Guide Price £300,000

# 6 Cissbury Close

Horsham

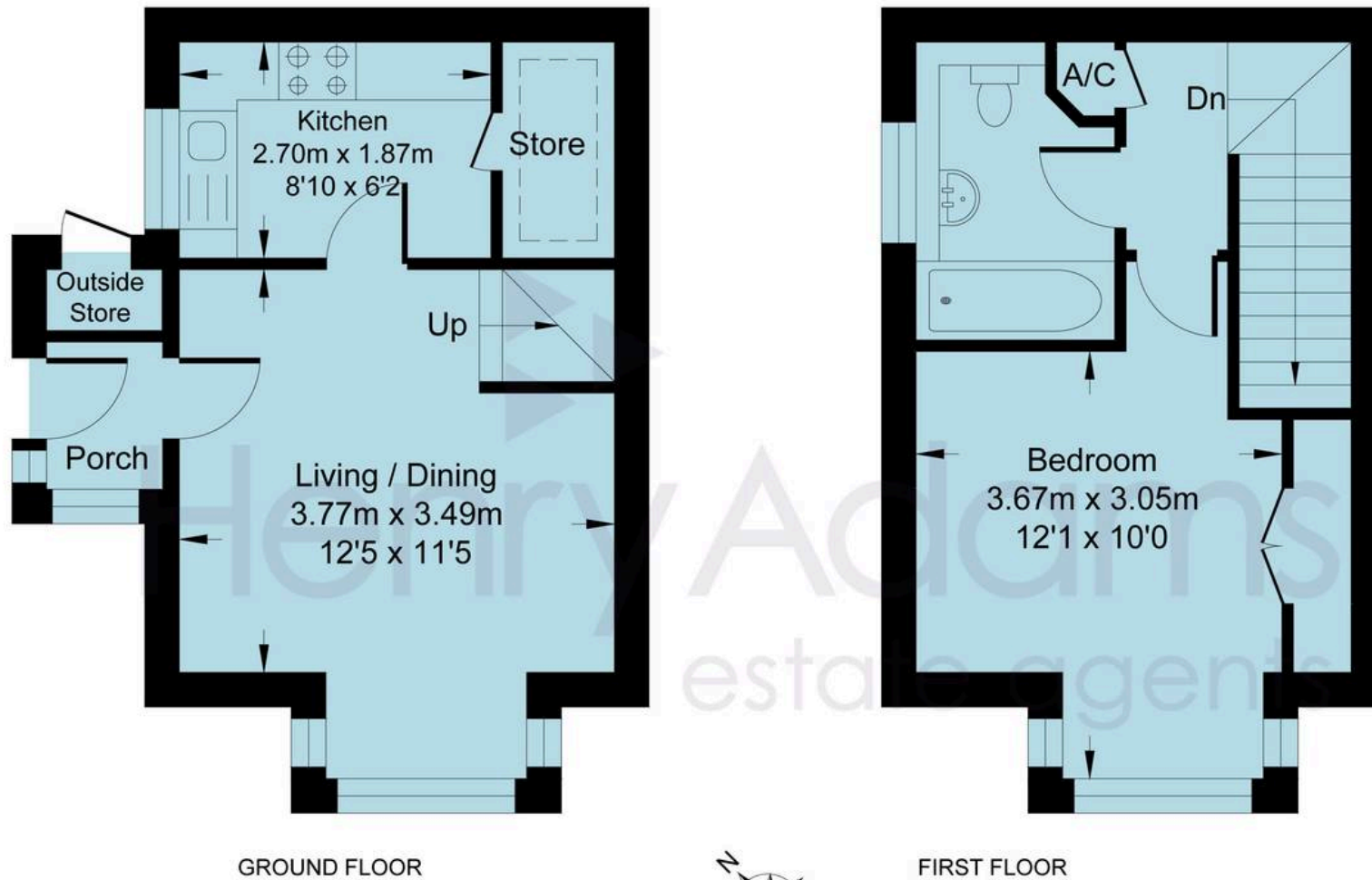
This well presented NO onward chain one bedroom terraced house is situated in a sought after area of North Horsham, offering an excellent opportunity for first time buyers or those looking to downsize. The property is freehold and features a welcoming entrance hallway that leads into a light and neutrally decorated living space. The accommodation is thoughtfully arranged to maximise comfort and practicality, with a spacious double bedroom, a modern bathroom, and a well appointed kitchen. The interiors are finished in neutral tones, providing a blank canvas for personalisation.

The house is ideally located close to well regarded schools and a range of local amenities, making it a convenient base for daily living. Littlehaven train station is within very good reach, offering superb transport links for commuters.

Externally, the property benefits from a neat and manageable garden, perfect for relaxing or entertaining. To the front, there is a private driveway providing off road parking for two cars as well as a small garden area that enhances the home's kerb appeal. The front entrance is set back from the road, offering a sense of privacy and a welcoming approach. The outside space is easy to maintain, making it ideal for those seeking a low maintenance lifestyle. This attractive home combines modern convenience with a desirable location, and early viewing is highly recommended.







GROUND FLOOR

FIRST FLOOR



# Cissbury Close

Approximate Area = 496.21 sq ft / 46.10 sq m (Excluding Outside Store)

Total = 496.21 sq ft / 46.10 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 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## 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.