

Clarkes

Service you deserve. People you trust.

Asking Price

£340,000

Freehold

3 Naldrett Close, Horsham, RH12 4UG



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



- Property Feature
- Excellent Decorative Order
- Modern Kitchen
- Allocated Residents Parking
- Close To Town Centre & Local Schools



Accommodation

- Hall** - 1.17m x 1.05m (3'10" x 3'5")
- Lounge** - 3.65m x 4.32m (11'11" x 14'2")
- Kitchen** - 3.64m x 3.45m (11'11" x 11'3")
- Bedroom 1** - 3.64m x 3.48m (11'11" x 11'5")
- Bedroom 2** - 1.92m + Door Recess x 3.6m (6'3" x 11'9")
- Bathroom** - 1.58m x 2.36m (5'2" x 7'8")

What the agent says... “,, Material Information:

Located approx. 1.2 miles from Horsham Town Centre, is this delightful 2 bedroom mid-terrace home that is presented in excellent decorative order.

The accommodation comprises entrance hall, lounge, modern kitchen (approx. 4 years old), bathroom, double bedroom and single bedroom.

The property features gas central heating has modern double glazing and is comfortably proportioned.

Outside there is a small rear garden that has a shared access to the rear, and the property benefits from an allocated parking space in a resident only car park. Local amenities can be found approx. : Town Centre 15-20 mins walk, Convenience store 5 mins walk, Train station 15 mins walk, Junior school 15 mins walk, Senior school 20 mins walk.

Viewings are strongly recommended.

Council Tax: Horsham District Council Band C
Property Type: terraced house
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central

On 02/04/2026 information from the Ofcom Website shows:

Broadband Availability	Max Down	Max Up
Standard	✓ 12 mbps	1 mbps
Superfast	✓ 80 mbps	20 mbps
Ultrafast	✓ 2000 mbps	2000 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

