



# Parkside



## 30 Cootes Avenue

, Horsham, RH12 2AH

**Offers in excess of £400,000**

Parkside are excited to offer to the market this two double bedroom semi-detached bungalow in a sought after location, within walking distance of the town centre and local amenities. This delightful property offers a fantastic opportunity for those looking to create their dream home. Nestled in a peaceful well-established road, the property boasts spacious living areas and a flexible layout.

The accommodation comprises; entrance hallway, generously sized principle bedroom with ample natural light and a deep bay window, further double bedroom with a wardrobe and storage cupboard, spacious living room that serves as the heart of the home with parquet flooring and french doors leading to the garden and covered patio area. The kitchen, while functional presents an opportunity for modernisation and the back door gives access to the useful garden room.

The good sized rear garden is mainly laid to lawn with various shrubs, fruit trees and a shed.

At the front of the property there is a well established garden and ample driveway parking with side gated access leading to further undercover parking.

With it's promising potential and convenient location, this bungalow is perfect for those looking to invest in a property with room to grow and adapt. Viewing is highly recommended to appreciate the full scope of possibilities this charming home has to offer.

- Convenient location
- Potential to extend (stpp)
- Ample driveway parking
- 2 double bedrooms
- Gas central heating
- Generous garden

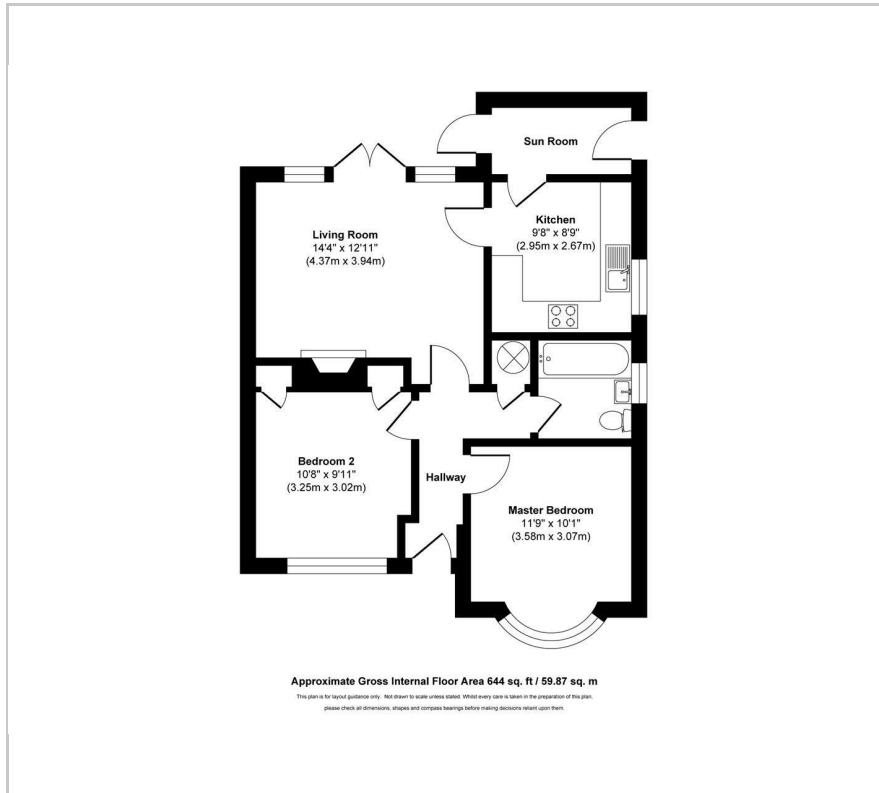
### Viewing

Please contact our Parkside Office on 01403 288745 if you wish to arrange a viewing appointment for this property or require further information.





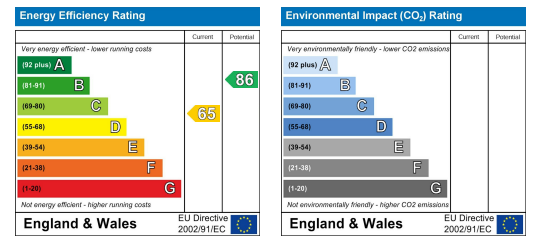
## Floor Plan



## Area Map



## Energy Efficiency Graph



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