



30 Kestrel Close
 Horsham, West Sussex, RH12 5WD
 Guide Price £514,500 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

30 Kestrel Close, Horsham, West Sussex, RH12 5WD

Courtney Green are delighted to bring to the market this four bedroom link-detached family home, set in a quiet cul-de-sac in North Horsham. Kestrel Close is situated within walking distance of local shops including a Budgens store with sub post office, hairdressers, café, pharmacy and other outlets. Littlehaven station is approximately a ten minute walk and Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities, is approximately 1½ miles distant. Presented beautifully throughout, the accommodation in brief comprises an entrance hall, a sitting room opening to the dining room, a modern fitted kitchen, a part brick built conservatory and a downstairs cloakroom making up the ground floor. On the first floor there are two large double bedrooms, two single bedrooms and a luxury family bathroom. Outside to the front is a well kept garden with concrete path leading to the covered front door. There is a driveway which provides parking for two cars and accesses the single garage, which has power and lighting. To the rear is a wonderfully secluded garden which enjoys a sunny Westerly aspect. The property has double glazed windows throughout and heating is provided by a gas fired warm air heating system. The vendors' sole agents, Courtney Green, strongly recommend an internal inspection of this delightful home to appreciate its finer qualities.

The accommodation comprises:

Entrance Hall

A welcoming entrance area with oak effect flooring, wall mounted electric heater, stairs rising to the first floor landing and doors to sitting room, cloakroom and kitchen.

Cloakroom

With obscured side aspect window, low level w.c, vanity wash hand basin with storage below, oak effect flooring, tongue and groove half wall panelling.

Sitting Room

With large front aspect window and opening to the dining room.

Dining Room

A large formal dining space which could be used as a second snug or work from home space, with sliding doors opening to the conservatory and door to kitchen.

Conservatory

A large, part brick-built conservatory with wall mounted electric heater, uplighters and French doors opening to the rear garden.

Kitchen

A modern fitted kitchen comprising a range of eye and base level cabinets and drawers finished with a navy wood grain, shaker style door with complementing worktops, enamel 1 and ½ bowl sink and drainer with mixer tap, space for fridge freezer, space for cooker with hidden extractor over, glass fronted display cabinet, warm air heating unit, under pelmet lighting, oak effect flooring, rear aspect window to conservatory, side door to driveway.

From the Entrance Hall stairs rise to the **First Floor Landing** where there is a side aspect window, loft hatch accessing the loft space, wall mounted electric heater and doors to the bedrooms and bathroom.

Bedroom 1

A large and bright double bedroom with dual front aspect windows and oak effect flooring.

Bedroom 2

A further double bedroom with rear aspect window overlooking the garden, oak effect flooring and airing cupboard housing hot water tank.

Bedroom 3

With rear aspect window overlooking garden and oak effect flooring.

Bedroom 4

With front aspect window, oak effect flooring and raised storage area over stairs.

Bathroom

A luxury bathroom suite comprising a low level w.c, pedestal wash hand basin, enclosed panel bath with bath mixer taps and electric shower over and acrylic wall panelling, floor to ceiling wall tiling, tiled floor, obscured side aspect window and downlighting.

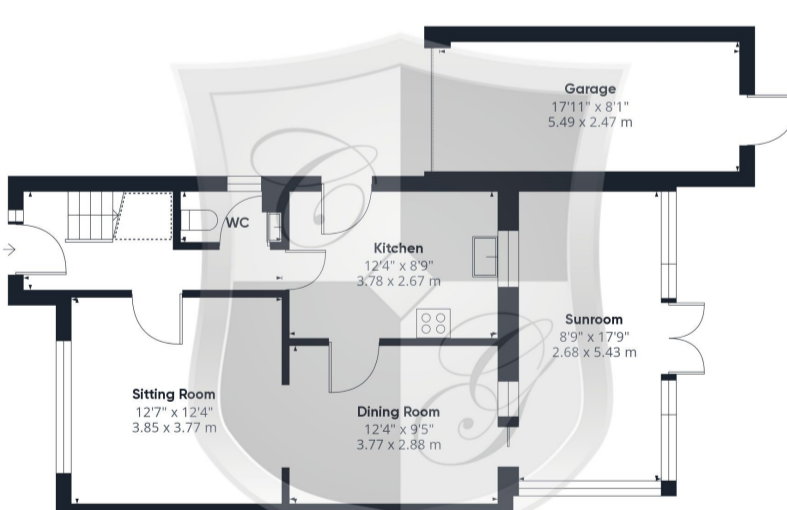
OUTSIDE

To the front is a well kept garden with concrete path leading to the covered front door. There is a driveway which provides parking for two cars and accesses the single garage, which has power and lighting. To the rear is a wonderfully secluded garden which enjoys a sunny Westerly aspect and is mainly laid to lawn with an area of sandstone paving, mature shrub borders, a timber built shed and rear access door to the garage.

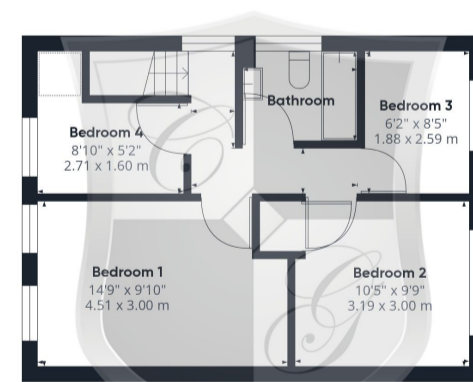
Council Tax Band— E

Ref: 24/5533/25/01


Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Floor 1



Floor 2



Approximate total area¹⁾
1228.76 ft²
114.16 m²

Reduced headroom
14.6 ft²
1.36 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(81-91) A	84
(69-80) B	
(55-68) C	62
(39-54) D	
(29-38) E	
(13-28) F	
(1-12) G	

Not energy efficient - higher running costs

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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