



1 Wagtail Close
 Horsham, West Sussex, RH12 5HL
 Guide Price £495,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

1 Wagtail Close, Horsham, West Sussex, RH12 5HL

Courtney Green are pleased to be offering for sale this detached family residence situated in a prime residential location on the North West side of Horsham. Offered for sale with the benefit of no ongoing chain, the property offers spacious and well planned accommodation with scope to modernise and improve and to make your own mark. On the first floor there is a principal bedroom with en-suite dressing room and shower, two further bedrooms and a family bathroom and downstairs an entrance hall gives access to a cloakroom, twin aspect sitting room, separate dining room and a fitted kitchen with built in appliances. There is a decent size rear garden with nice walled boundary to the side and at the bottom of the garden there is direct access to a single garage with driveway to the front. The property is conveniently located on the North side of Horsham with easy access to the A264 and major routes to London, Gatwick and the coast. Railway stations at Littlehaven and Horsham are approximately 1.3 miles and just over two miles respectively. Horsham's vibrant town centre offers a wealth of shopping, eating and entertainment options with a wide range of both independent retailers and major high street brands. There is also a wide selection of bars and restaurants set along East Street and in Piries Place with the town also offering an Everyman cinema and the Capitol cinema and theatre.

The accommodation comprises:

Front Door to

Entrance Hall

With radiator, under stairs cupboard.

Cloakroom

Frosted front aspect, low level WC, wash hand basin with tiled splashback, radiator.

Sitting Room

Double aspect to the front and rear with double glazed patio doors to the rear garden. Ornate fire surround with quartz hearth and inlay, two radiators.

Dining Room

Rear aspect, radiator.

Kitchen

Rear aspect and double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers in white shaker style finish and having complementing granite effect worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Lamona four ring gas hob with concealed filter over and Lamona electric oven under, integrated fridge freezer, space and plumbing for washing machine and space for a fridge, tiled splashback, ceramic tiled flooring, radiator, concealed wall mounted Potterton Prima gas fired boiler.

From the **Entrance Hall** a staircase rises to the

First Floor Landing

Front aspect, loft access.

Bedroom 1

Rear aspect, radiator, archway through to Dressing Area with rear aspect and radiator.

En-Suite Shower Room

Frosted side aspect, low level WC, wash hand basin, shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, localised tiling, ceramic tiled flooring, extractor fan, radiator.

Bedroom 2

Double glazed front aspect, radiator.

Bedroom 3

Rear aspect, radiator.

Bathroom

Frosted front aspect, pedestal wash hand basin with chromium mixer tap, low level WC, tiled vanity shelf, panel enclosed bath with chromium mixer tap and attachment, localised tiling, radiator, extractor fan, airing cupboard housing lagged hot water cylinder and slatted shelving.

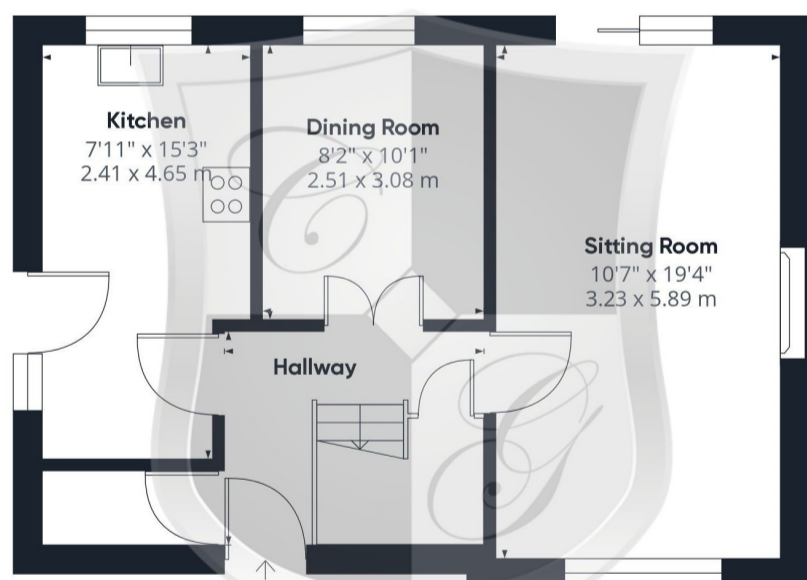
OUTSIDE

To the front of the property there is a small garden. Gated side access leads to the rear garden with brick wall and fence surround, wide expanse of lawn with paved patio, timber garden shed. To the rear of the property there is a driveway providing off road parking and leading to a single garage with metal up and over door, side personal door with direct access to the garden.

Council Tax Band— E

Ref: 24/5579/22/03

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



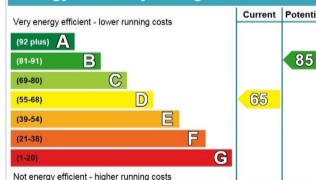
Floor 2



Approximate total area⁽¹⁾

984.92 ft²
91.5 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

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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