



# Woodpeckers

North Heath Lane, Horsham, West Sussex RH12 5PJ

Price £400,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



# Woodpeckers, North Heath Lane, Horsham RH12 5PJ

Courtney Green are delighted to bring to the market this three bedroom end terrace family home, located in the popular North Heath area of Horsham. The accommodation in brief comprises an entrance porch with cupboard for shoes and coats, a large sitting room, a fitted kitchen/breakfast room, and a conservatory making up the ground floor. On the first floor there are three bedrooms and a luxury bathroom suite. Outside, there is a garage to the rear of the garden with power and lighting and a rear door accessing the low maintenance garden. To the front of the garage is a driveway providing off road parking. Heating is provided by a gas fired warm air system and the property is double glazed throughout. The property is conveniently positioned under two miles from the town centre and within walking distance of Littlehaven train station, North Heath Primary School, Pondtail Park and a useful parade of shops which includes a local convenience store, sub post office, pharmacy and cafe's. For older children, the property also falls within the catchment areas of the popular secondary schools, Millais and Forest. Viewings are strongly recommended. No chain.

## Entrance Porch

A convenient entrance are with fitted coir matt, storage cupboard for coats and shoes and door to the sitting room.

## Sitting Room

A large and bright sitting room with front aspect window, media point and door to the Kitchen.

## Kitchen/Breakfast Room

The kitchen comprises a range of eye and base level cabinets and drawers with complimenting worktops over, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four burner gas hob and extractor hood above, space for fridge freezer, rear aspect window, wood effect flooring, sliding doors to conservatory.

## Conservatory

A double glazed UPVC conservatory with power, lighting, continuation of wood effect flooring and French doors to the garden.

From the sitting room, stairs rise to the **First Floor Landing**, where there is a side aspect window, loft hatch and doors to all rooms.

## Bedroom 1

A double bedroom with front aspect window, wall panelling, and fitted wardrobe.

## Bedroom 2

With rear aspect window and fitted wardrobe.

## Bedroom 3

A further single bedroom with side aspect window.

## Bathroom

A modern bathroom suite comprising an enclosed panel bath with triton electric shower over, low level w.c with dual flush, vanity wash hand basin with mixer tap over and storage beneath, floor to ceiling tiling, obscured rear aspect window, wood effect flooring.

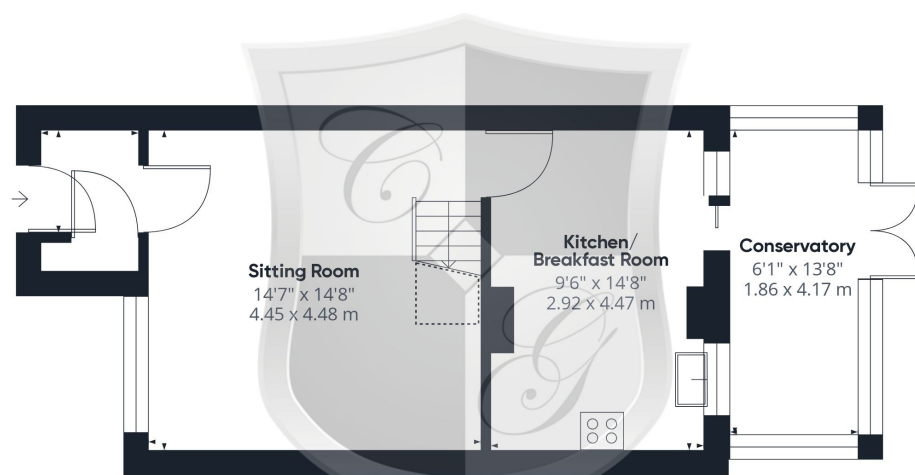
## OUTSIDE

To the front of the property there is a border hedge enclosing an area of lawn with paved pathway leading to the front door and to a side gate which accesses the rear garden. The rear garden is tiered with an area of patio adjoining the rear of the property, steps rising to a further area of patio and to the rear garage door. The garage can be accessed via the garden or via the up-and-over door to the front, where there is a driveway providing off road parking.

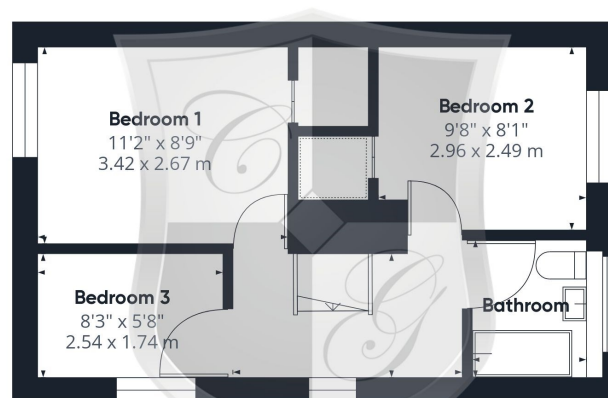
Council tax band—D

Ref: 24/5614/15/05

**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

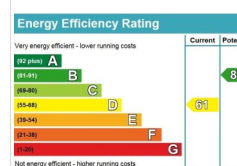


### Approximate total area<sup>®</sup>

807.9 ft<sup>2</sup>  
75.06 m<sup>2</sup>

### Reduced headroom

13.69 ft<sup>2</sup>  
1.27 m<sup>2</sup>



(1) 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.

GIRAFFE360

