



32 The Crescent
 Horsham, West Sussex, RH12 1NB
 Guide Price £550,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

32 The Crescent, Horsham, West Sussex, RH12 1NB

Courtney Green are delighted to offer for sale with the benefit of no chain this detached two-bedroom bungalow, situated in this established part of west Horsham. This individual property comprises an entrance hall, a large L-shaped living room with two sets of patio doors which lead out to the side garden, there is a fitted kitchen/breakfast room, two bedrooms and a well-equipped luxury shower room. Heating and hot water is provided by a gas-fired boiler, the windows and doors are all double glazed and the external joinery is in easy to maintain UPVC. Outside the property has a very secluded garden which is south-facing and predominately to the left-hand side, and there is driveway parking leading to the large garage. Properties of this nature are in short supply and viewings are strongly recommended with the vendor's sole agent, Courtney Green.

The accommodation with approximate room sizes comprises:

Covered Entrance Area

With obscured double-glazed front door to the

Entrance Hall

With radiator, telephone point, coving, hatch providing access to the loft space with light, double airing cupboard housing the hot water cylinder with immersion heater, shelving and the shower pump. Doors to each room.

Bedroom 1 11'9 (3.58m) includes wardrobes x 9' (2.74m)

With double built-in wardrobe with hanging rail and shelf, front aspect double glazed window, radiator, TV. aerial lead and coving.

Bedroom 2 11'9 (3.58m) includes wardrobes x 7'1 (2.16m)

With double built-in wardrobe with hanging rail and shelf, double glazed front aspect window with radiator beneath, coving.

Luxury Shower Room 8'6 (2.59m) x 6'5 (1.95m)

Frosted double-glazed rear aspect. Fitted vanity shelf with an inset wash hand basin with a chrome mixer tap and a cupboard under, back to wall W.C, oversized shower cubicle with a chrome thermostatic shower control, hand shower and overhead drencher unit, sparkle effect acrylic panelled walls, double width mirror fronted cupboard, chrome towel warmer, downlighting.

Kitchen/Breakfast Room 9'8 (2.94m) x 9'4 (2.84m)

With a modern light-coloured range of eye and base level storage cupboards with matching drawers and contrasting Formica worktops, an inset sink with mixer tap and drainer, rear double glazed window and door, wall-mounted Potterton gas-fired boiler providing heating and domestic hot water with adjacent digital programmer, built-in electric multi-function oven with four burner gas hob and filter/light above, plumbing and space for washing machine, space for fridge/freezer, space for small table, radiator, t.v. aerial point, spotlights.

L-Shaped Living/Dining Room 18'4 (5.58m) x 15'8 (4.77m) narrows to 11'2

The room is arranged in two defined areas, has a variety of flexible layouts and has two pairs of double-glazed French doors leading out to the garden and a double-glazed window to the front, two radiators, t.v. aerial point, telephone point, wall light points, coving.

OUTSIDE

Front Garden

The front garden is laid mainly to lawn with pathways, retaining wall and iron gates to the front for both vehicular and pedestrian use. There is a block paved driveway parking space in front of the attached garage.

Garage 18'4 (5.58m) x 8'9 (2.66m)

With a single up-and-over door to the front, light and power, gas and electric meter boxes, an electricity consumer unit and double-glazed door which leads to the rear passage.

Garden

The garden is predominantly South facing and to the left-hand side of the property and offers an incredibly private space which comprises a curved patio area adjacent to the Living Room with an area of lawn enclosed by panelled fencing and a lovely laurel hedge. There are various other structural plants. A gated access to the front.

Council Tax Band— D

Ref: 24/5583/03/04

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.

