



6 Oaks Close
 Horsham, West Sussex RH12 4TZ
 Guide Price £480,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

6 Oaks Close, Horsham, West Sussex, RH12 4TZ

Courtney Green are pleased to bring to the market this delightful 2/3 bedroom detached residence offered for sale with the benefit of no forward chain. Built to a distinctive and popular design, the flexible accommodation comprises, on the first floor, two double bedrooms and a bathroom, and on the ground floor there is an entrance hall with a downstairs cloakroom, a spacious, and a light and airy living room. A separate dining room can be used as the third bedroom and there is a modern fitted Shaker-style kitchen. A single garage is attached to the side of the property and there is a delightful landscaped rear garden which enjoys a sunny westerly aspect. This property offers scope for enlargement and internal alteration to provide, subject to planning permissions being obtained, further accommodation and potential ensuite facilities. The property is located in a quiet residential close and is convenient for local amenities including a nearby Tesco Express, reputable schools and excellent transport links with Littlehaven station just under a mile away.

The accommodation comprises

Frosted double-glazed side front door to the

Entrance Hall

Cloakroom

Frosty double-glazed side aspect, wall-mounted wash hand basin with tiled splashback, low-level W.C.

Living Room

Double glazed double aspect to the front and side. Chimney breast with feature stone open fireplace with quarry tiled hearth, wood mantle and display area, gas point. Three radiators.

Dining Room/Bedroom 3

Double-glazed patio doors to the garden. Radiator, under stairs cupboard.

Kitchen

Double glazed rear respect and double-glazed door to the side. Grey Shaker-style base and wall-mounted cupboards and drawers with complementing marble effect worktop surfaces incorporating a single drainer stainless steel sink with a chrome mono block tap, NEFF touch control hob, Zanussi stainless steel filter hood over, Bosch electric oven, space and plumbing for washing machine and additional appliances. Metro-style tiled splashback, ceramic tiled flooring, Bianco warm-mounted fan heater.

From the entrance hall, a turning staircase rises to the

First Floor Landing

Loft hatch, airing cupboard housing a hot water cylinder, boiler cupboard with Worcester gas fired boiler.

Bedroom 1

Double-glazed front aspect. Radiator, two deep eaves cupboards.

Bedroom 2

Double-glazed rear aspect. Radiator.

Bathroom

Frosted double-glazed rear aspect. Fitted with the white suite comprising a panel-enclosed bath with chrome mixer tap and shower attachment, pedestal wash and basin, low-level WC, localised tiling, radiator, and limed wood effect vinyl flooring.

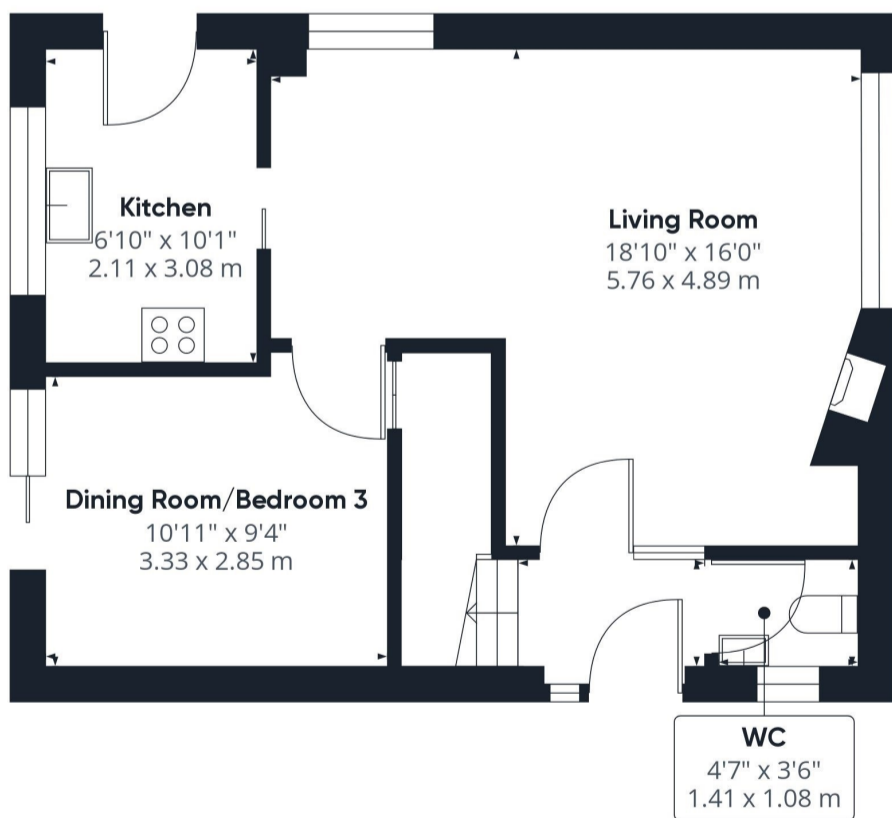
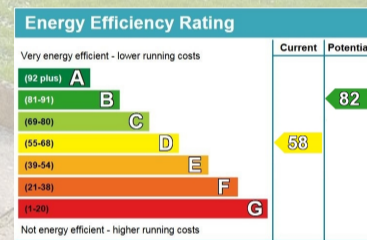
OUTSIDE

To the front of the property, there is an area of lawn with maturing shrubs, to the side of which is a driveway providing off-road parking leading to an attached garage with metal up and over door, power and light and a personal door to the rear.

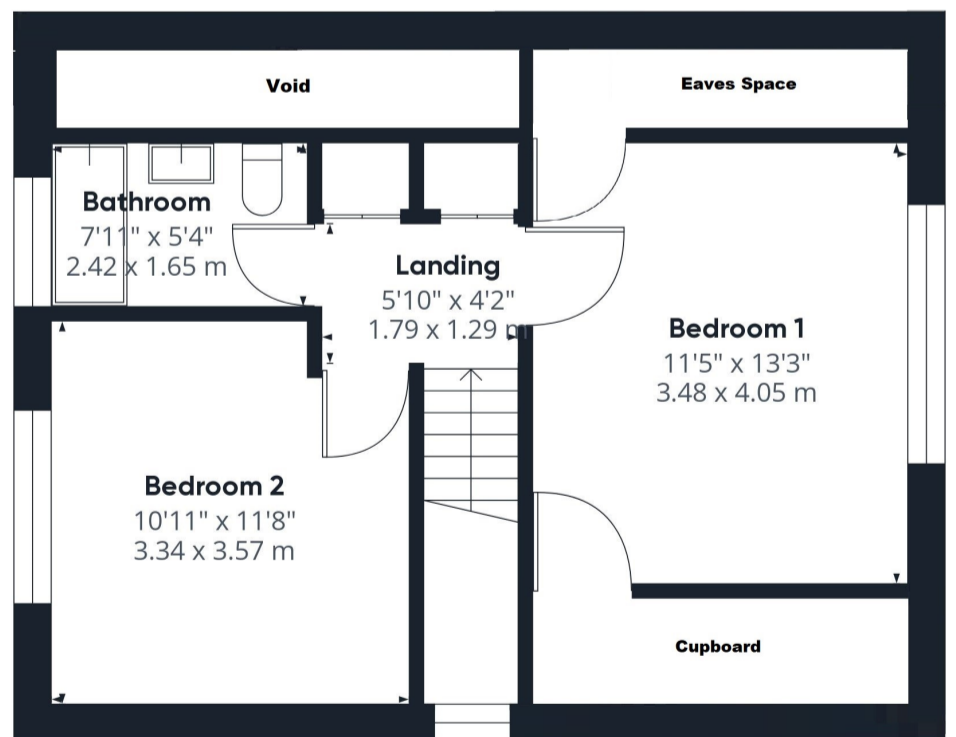
The rear garden comprises a full width paved patio, error of lawn with lounge borders. The garden enjoys a fair degree of privacy and a sunny westerly aspect.

Council Tax Band E

Ref: 24/5526/10/01



Floor 1



Floor 2

