



7 Coolhurst Close, Monks Gate

Guide Price £495,000

7 Coolhurst Close

Monks Gate, Horsham

This recently built family property (2019) is one of ten in an exclusive development of homes placed behind a nature reserve and bordered by open countryside to the rear, ensuring that there are pleasant aspects wherever you choose to glance.

Offering well thought out living and bedroom space this property comes with a custom-built luxury kitchen which has a range of wall and base units with gloss finish and composite stone worksurfaces running through. There are integrated Siemens appliances featuring combination microwave and oven, integrated fridge freezer and dishwasher. Upstairs there are three bedrooms, the main bedroom with an en-suite shower room and built-in wardrobes. The second bedroom also a double, has built-in wardrobe space and an aspect to the rear. The bathrooms have a contemporary feel with quality white bathroom sanitaryware and chrome fittings. The kitchen/diner enjoys fine views out over the rear gardens with bifold doors leading directly out onto the rear garden terrace which offers the perfect space for alfresco dining. To the front there is also allocated parking.

Coolhurst Close is situated on Nuthurst Road in the village of Monks Gate, approximately three miles south of Horsham town centre, with its comprehensive range of shopping and recreational facilities. The area is surrounded by miles of open countryside including St Leonard's Forest an area of outstanding natural beauty providing excellent countryside.

Council Tax band: E

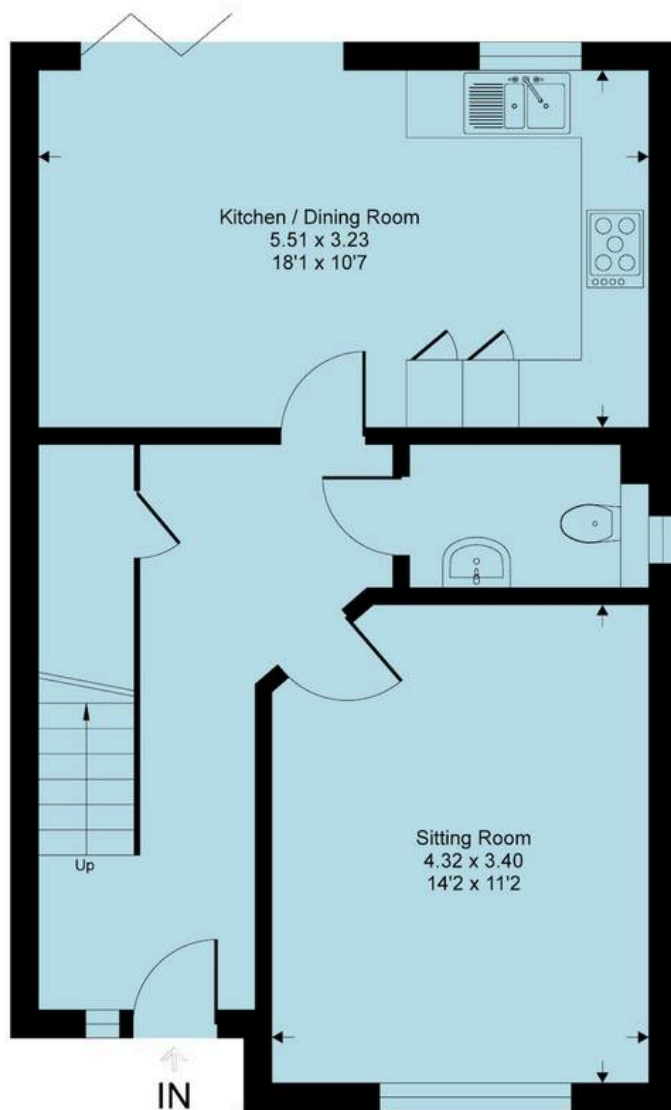
Tenure: Freehold

EPC Energy Efficiency Rating: C

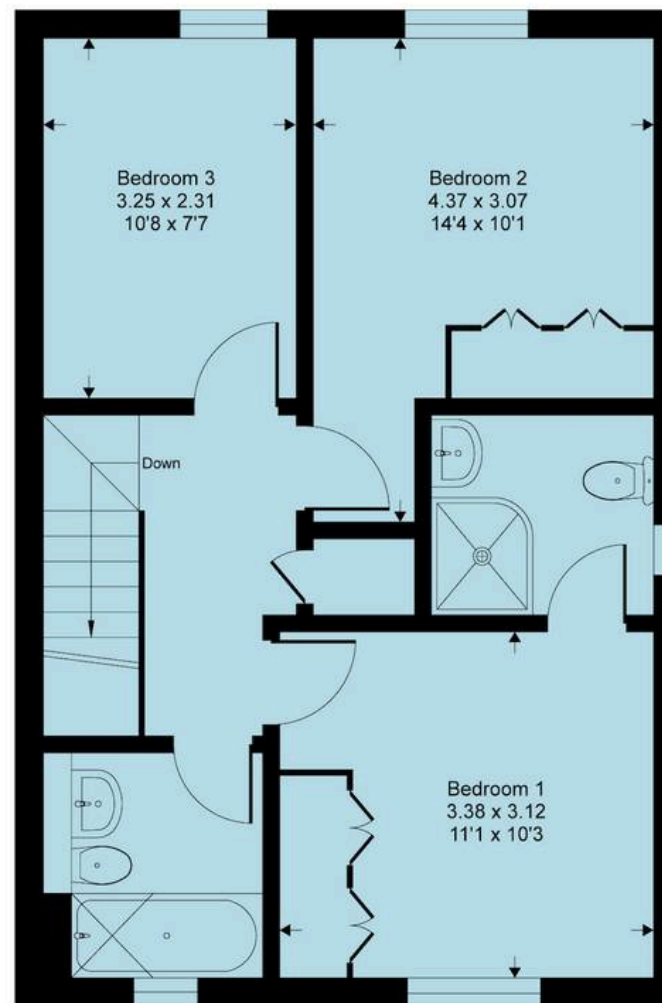


Coolhurst Close, RH13

Approximate Gross Internal Area = 95.7 sq m / 1031 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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