



23 Park Farm Close
 Horsham, West Sussex, RH12 5EU
 Guide Price £340,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

23 Park Farm Close, Horsham, West Sussex, RH12 5EU

Courtney Green are pleased to be offering for sale this delightful two bedroom terrace house built by Try Homes in the early 1990's to the Grebe design and offered for sale with the benefit of no forward chain. Situated along an established twitten on the edge of the development, the property comprises two double bedrooms and a bathroom on the first floor, and downstairs there is an entrance hall off which is a kitchen, a spacious living/dining room with double glazed French doors to an enclosed rear garden which enjoys a sunny Southerly aspect. The property has double glazed replacement fitments and a gas fired heating system to radiators. The property also benefits from having its own garage situated in a block of three to the rear of the property. Park Farm Close is located on the North side of Horsham, just over a mile from Littlehaven station and with easy reach to the A264 connecting to the M23/M25, to the Coast and Gatwick airport and London.

The accommodation comprises:

Frosted double-glazed **Front Door** to

Entrance Hall

Laminate wood flooring, radiator, under stairs cupboard.

Living/Dining Room

Double-glazed rear aspect with French doors to the rear garden, laminate wood flooring, radiator, tv point.

Kitchen

Double-glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish, having complementing worktop surfaces incorporating a single drainer sink with chromium monobloc tap, Neff stainless steel gas hob with filer hood over and oven under, space for a fridge freezer, space and plumbing for washing machine and tumble dryer, Ideal Logic gas fired boiler, tiled splashback, porcelain tiled flooring, radiator, down lighting.

From the Living/Dining room, a turning staircase with an attractive wrought iron framework leads to the

First Floor Landing

With radiator, loft hatch.

Bedroom 1

Double-glazed rear aspect, radiator.

Bedroom 2

Double-glazed front aspect, over stairs cupboard, radiator.

Bathroom

Frosted double-glazed front aspect. Fitted with a panel bath with chromium thermostatic shower control, wall bracket and hand shower, and overhead drencher unit, low level WC, pedestal wash hand basin with chromium mixer tap, tiled walls, shaver socket, extractor fan, chromium towel warmer, downlighting.

OUTSIDE

The property is approached on foot along an established twitten which leads to the front door. There is a private enclosed rear garden which comprises an area of patio and lawn and enjoys a sunny Southerly aspect. To the rear of the property is a **single garage** in the middle of a small block of 3.

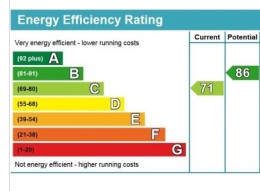
Council Tax Band - C

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.



Approximate total area⁽¹⁾
569.2 ft²
52.88 m²



(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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