



10 Copse Close,
 Horsham, West Sussex, RH12 5RS
 Guide Price £500,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this extended, three-bedroom detached home, located in a small cul-de-sac. Offered to the market for the first time in over 20 years, this rarely available house is located in a cul-de-sac of just thirteen properties and is in an ultra-convenient position, under two miles from the town centre and within walking distance of Littlehaven train station, North Heath Primary School, and a useful parade of shops which includes a local convenience store, sub post office, pharmacy and cafe. For older children, the property also falls within the catchment areas of the popular secondary schools, Millais, Forest and Bohunt aswell as Collyers Sixth Form college. The property offers versatile accommodation set over two floors and is presented in good order throughout. In brief, the accommodation comprises an entrance hall, downstairs cloakroom, open plan sitting/dining room, a fitted kitchen, a study and an integral garage making up the ground floor. On the first floor there is a large principal bedroom with fitted wardrobe and open en-suite shower room, a second double bedroom with fitted wardrobe, a third bedroom and a family bathroom. Outside to the front, there is a driveway providing off street parking and access to the garage, and to the rear is a wonderfully secluded, tiered garden. Heating is provided by a gas fired, warm air heating system and there are double-glazed windows throughout.

The accommodation comprises:

Entrance Hall A convenient entrance space with door accessing the garage, stairs rising to the first floor, large under stairs storage cupboard, warm air heating unit and doors to the kitchen, sitting room, study, downstairs cloakroom and garage.

Kitchen A fitted kitchen comprising a range of eye and base level cabinets and drawers with complementing worktops over, tiled splashbacks, composite sink and drainer with mixer tap, integrated Neff five burner gas hob with extractor over, integrated eye level Neff double oven, integrated fridge freezer, under cabinet lighting, front aspect window and side door to side access path.

Open Plan Sitting Room/Dining Room A large 'L' shape room, having now been extended, with dual sliding doors opening to the garden, defined areas for dining and seating, with a feature electric fireplace.

Study A versatile room with side aspect window, which is currently being used as a study, but could be used as a children's playroom, or even a guest bedroom.

Downstairs Cloakroom With low level w.c, wall hung wash hand basin, electric wall mounted heater and side aspect window.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a large side aspect window, linen cupboard and loft hatch accessing the loft space.

Principal Bedroom A large principal bedroom with dual rear aspect windows, double fitted wardrobe, wall mounted uplighters and open archway to

Ensuite Shower Room Comprising a corner shower with electric power shower, pedestal wash hand basin with mixer tap over, shaver point and rear aspect window.

Bedroom 2 A good sized double bedroom with fitted wardrobe and front aspect window.

Bedroom 3 A third single bedroom with front aspect window.

Family Bathroom A white bathroom suite comprising an enclosed panel bath with bath mixer taps and handheld shower attachment, vanity wash hand basin with mixer tap over and storage beneath, low level w.c, floor to ceiling wall tiling, downlighting and obscured side aspect window.

OUTSIDE

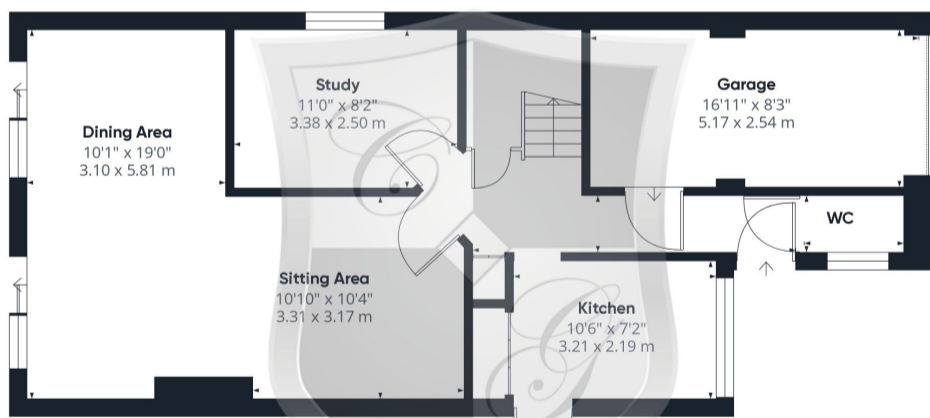
To the front of the property there is neatly kept planted border, a tarmac driveway which provides off road parking and access to the garage, and a side gate accessing the rear garden.

To the rear is a wonderfully secluded, tiered garden which has been lovingly cared for by the current owner. There is an area of sandstone patio adjoining the house, creating a seating area, with a red brick retaining wall and steps rising to the second tier which is mainly laid to lawn with planted borders. There is a final small step up to the third tier, which again is mainly laid to lawn with an area of sandstone patio, mature shrub borders and a timber shed.

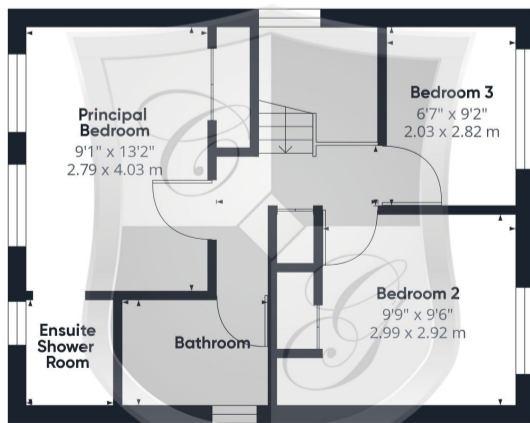
Council Tax Band— **E**

Ref: 24/5604/01/05

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.



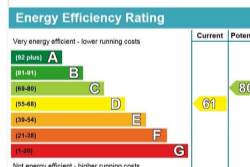
Floor 1



Floor 2



Approximate total area¹⁾
1183.47 ft²
109.95 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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