



3 Tower Close

Horsham, West Sussex, RH13 0AF

Guide Price £575,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

3 Tower Close, Horsham, West Sussex RH13 0AF

Courtney Green are pleased to be offering for sale this delightful, well presented 3 bedroom detached bungalow situated in a small residential close on the Southern outskirts of Horsham just over a mile distant of Horsham town centre. Presented in excellent decorative order and well maintained throughout, the accommodation comprises an entrance hall off which is a spacious sitting room with feature fire surround, opening to a dining room off which is a modern fitted kitchen with built in Bosch appliances. There are 3 bedrooms, 2 double and 1 single, and a modern fitted shower room featuring a large oversized shower cubicle. From the third bedroom there is a door giving access to a rear lobby / cloakroom. At the front of the property there is a small area of lawn with a wide block paved driveway providing hard standing for at least 3 cars, leading to an integral single garage with roller door. A delightful feature of the property is the rear garden which is well established with a wide sweeping lawn with flower and shrub borders and a full width paved patio and terrace. The vendors sole agent Courtney Green strongly recommends an internal inspection of this delightful bungalow to appreciate its finer qualities and lovely garden.

The accommodation comprises:

Leaded double-glazed **Front Door** to

Entrance Hall

Radiator with shelf over, loft hatch, cloaks cupboard, airing cupboard with hot water cylinder, shelves and light.

Sitting Room

Double-glazed double aspect to the front and side, stone fire surround with gas coal effect real flame fire, radiator, two wall lights. Opening to

Dining Room

Double-glazed side aspect, hanging cloaks cupboard, wall light. Door to

Kitchen

Double-glazed rear aspect and door to the side. Fitted with a range of base and wall mounted cupboards and drawers in cream high gloss finish and having complimenting work tops surfaces with ceramic tiled splashback incorporating a single drainer stainless steel sink with chromium monobloc tap, Bosch appliances including electric hob with oven under, stainless steel filter, integrated microwave, space for a fridge/freezer, upright larder cupboard with concertina shelving, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, downlighting, radiator.

Bedroom 1

Double-glazed front aspect, radiator, built in wardrobe cupboards.

Bedroom 2

Double-glazed rear aspect, radiator, built in wardrobe cupboard.

Bedroom 3

Double-glazed rear aspect, radiator. Door and step to

Rear Lobby / Cloakroom

Frosted double-glazed rear aspect and door to the rear garden, pedestal wash hand basin with splashback and mirror, shaver light, radiator, low level wc., cupboard housing Valiant wall mounted gas fired boiler.

Shower Room

Frosted double-glazed side aspect. Vanity console with inset wash hand basin having chromium mixer tap, back to wall wc., with chromium dual flush, full width shower unit with Aqualisa chromium thermostatic shower control with wall bracket and hand shower, extractor fan, towel warmer, upright cabinet, glass shelf and illuminated mirror with electric socket, limestone tiled walls and Amtico flooring, downlighting.

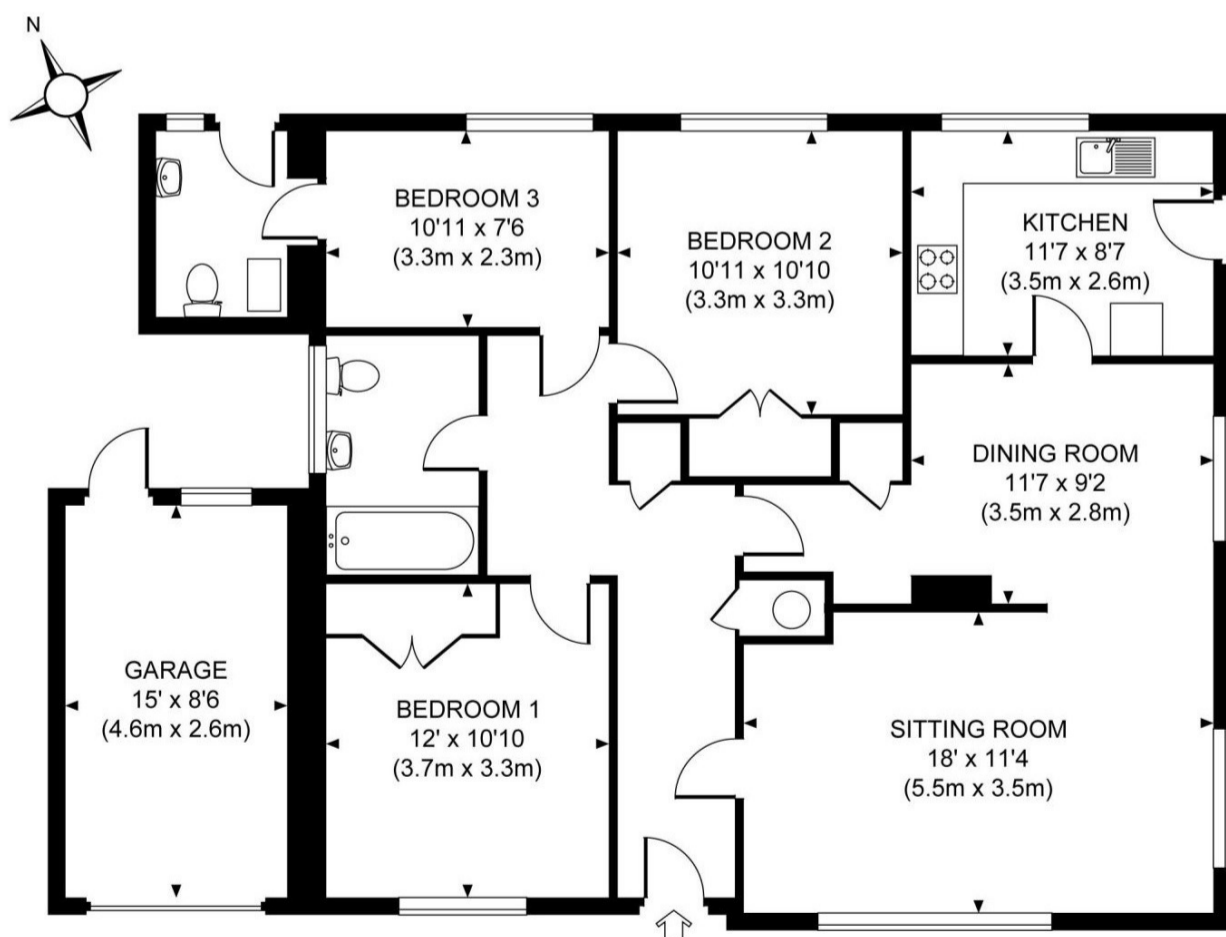
Outside

To the front of the property there is a block paved driveway providing parking for at least 3 cars, leading to an integral single garage with electric roller door, gas and electric meters, power and light, rear personal door. Either side of the bungalow there is gated access leading to the rear garden which comprises of a full width paved patio and raised terrace, steps to sweeping lawn with established flower and shrub beds and borders, hedgerow and fence surround.

Council Tax Band - F

Ref: 24/5648/22/07rev30/08

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 Gross Internal Area
1208 sq ft / 112.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		
Not energy efficient - higher running costs			

