



11 Vernon Close
Horsham, West Sussex RH12 4EE
Guide Price £400,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

11 Vernon Close, Horsham, West Sussex RH12 4EE

Courtney Green are pleased to be offering for sale this semi detached family residence located in a desirable residential close in Roffey. On the market for the first time after 64 years of ownership, the property offers much scope for modernising and improvement with potential to enlarge, subject to the usual planning consents being obtained. The accommodation comprises, on the first floor, 3 bedrooms, a bathroom and separate toilet and on the ground floor there is an entrance hall, a sitting room, a separate dining room off which is an internal lobby and a kitchen. To the side of the property there is a covered area, a former coal storage shed, a brick shed and a WC. At the front of the property there is a small garden with concrete driveway providing off road parking for a small car and the rear garden, which enjoys a sunny southerly aspect, comprises an area of patio, lawn and established shrub borders. Vernon Close is located off Littlehaven Lane and lies within walking distance of Littlehaven Junior School, a local parade of shops and food outlets, aswell as Littlehaven Station.

The accommodation comprises:

Frosted glazed **Front Door** to

Entrance Hall
Under stairs cupboard, radiator, door to

Sitting Room
With patio doors to the rear garden, radiator, chimney breast with brick fireplace and quarry tiled hearth, gas point.

Dining Room
Double-glazed rear aspect with secondary glazed side aspect. Radiator, door to

Cupboard / Lobby
Door to larder cupboard with double glazed front aspect and shelf.

Kitchen
Double-glazed front aspect. Baseline cupboard and drawers, eye level cupboards, tiled splashbacks, electric cooker point, space for appliances.

Covered Lobby
Skylight with door to the front, brick store (former coal storage area) with power, WC, storage area and further brick shed.

From the **Entrance Hall** staircase rises to the

First Floor Landing
Double-glazed side aspect, access to the loft space, radiator, airing cupboard with hot water cylinder and Worcester gas fired boiler.

Bedroom 1
Double-glazed rear aspect, radiator.

Bedroom 2
Double-glazed rear aspect, radiator.

Bedroom 3
Double-glazed front aspect, radiator, over stairs cupboard.

Bathroom
Frosted double glazed front aspect, fitted with a panelled bath, pedestal wash hand basin, radiator, localised tiling, electric shower with wall bracket and hand shower, electric towel warmer.

Separate WC
Frosted double glazed side aspect, low level wc.

Outside
At the front of the property there is a garden with a small lawn having flower and shrub beds, concrete driveway provides off road parking for a small car. The rear garden enjoys a sunny southerly aspect and comprises an area of crazy paved patio, lawn with established shrub borders, greenhouse.

Council Tax Band - D

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.

