



3 Hadmans Close

Horsham, West Sussex, RH12 1JJ

Guide Price £590,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

3 Hadmans Close, Horsham, West Sussex, RH12 1JJ

Courtney Green are delighted to be offering for sale this skilfully enlarged and deceptively spacious four bedroom family house located within a Conservation area close to Horsham town centre and all amenities'. The accommodation is on three levels and boasts many fine features which include wood effect Karndean LVT flooring throughout the ground floor, a spectacular light and airy kitchen/family room with a lantern light and wide bi-fold doors opening to the rear garden, quality integrated appliances and under floor heating, a comfortable sitting room with feature stone fire surround and a downstairs cloakroom. On the first floor there are two double bedrooms and a single bedroom together with a modern fitted family bathroom. On the first floor landing there is access to an internal staircase which rises to a converted loft space which makes for a large double bedroom with en-suite shower room. Outside there are lovely landscaped gardens to the front and rear of the property, the rear enjoying a sunny Westerly aspect. From the rear garden there is direct access to a single garage. The vendors sole agent Courtney Green strongly recommend an internal inspection of this delightful property to appreciate its finer qualities and spacious accommodation.

The accommodation comprises:

Obscure double glazed **Front Door** to

Entrance Hall With wood effect Karndean LVT flooring (which extends throughout the ground floor accommodation), wood panelled hanging cloaks rail, radiator.

Cloakroom Low level WC, corner wash hand basin with chromium mixer tap and tiled splashback and mirror tiles over, localised tiling, extractor fan.

Sitting Room Double glazed front aspect. Chimney breast with feature stone fire surround having marble hearth and pebble gas real flame fire, radiator, coved ceiling. Opening to

Dining Area With understairs cupboard with light, designer radiator, door to

Utility/Store Room Worktop surface with cuboid shelving over, cupboard with space and plumbing for washing machine and tumble dryer, upright storage cupboard, radiator, downlighting.

The Dining Area opens up to the fabulous Kitchen/Family Room With twin double glazed rear aspect and wide bi-fold doors opening up to the rear garden. Fitted with a modern range of white high gloss finish soft closing base and wall mounted cupboards and drawers with complementing quartz worktop surfaces incorporating a Smeg stainless steel sink with brushed metal monobloc and routed drainer, Smeg five ring stainless steel gas hob with granite splashback and filter hood over, Neff eye level oven and microwave, space for American style fridge/freezer, Neff integrated dishwasher, central Quartz topped Island with drawers and seating area under, pendant lights over, wiring for wall mounted TV, downlighting, under floor heating.

From the **Entrance Hall** a staircase rises to the First Floor Landing

Bedroom 1 Double glazed front aspect. Radiator, wardrobe cupboard.

Bedroom 3 Double glazed rear aspect with lovely outlook over the rear garden, radiator, eaves storage cupboard.

Bedroom 4 Double glazed front aspect, radiator, over stairs cupboard.

Bathroom Double glazed rear aspect. Fitted with a modern white suite comprising panel bath with chromium thermostatic shower control, wall bracket and hand shower, pedestal wash basin, low level WC, marble vanity shelf and splashback with cupboard under, upright louvre fronted cabinet and shelves, towel warmer, limestone tiled flooring, tiled walls, shaver point, downlighting.

From the landing, a door and staircase rises to the

Loft/Bedroom 2 With twin double glazed skylights to the rear and double glazed skylight to the front, eaves cupboard and recesses, cupboard housing gas fired boiler, downlighting, radiator.

En-Suite Shower Room Double glazed skylight, quadrant shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, corner low level WC, corner wash hand basin with tiled splashback and chromium mixer tap, radiator, localised tiling, ceramic tiled flooring.

OUTSIDE

Hadmans Close is off Denne Road and there is pedestrian access leading to the property. The front garden comprises an area of lawn with established Fir tree and gravel beds, there is vehicular access to the side which leads to a Single Garage with electric up and over door, power and light and with access to the rear garden. The rear garden is beautifully landscaped and enjoys a sunny Westerly aspect and comprises a full width area of timber decking with outside light and tap, lawn with paved path and maturing shrub borders, brick edged gravel bed, paved corner patio with BBQ area and fence surround.

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.

Ref: 24/5656/01/08



Approximate total area[®]
 1259.49 ft²
 117.01 m²

Reduced headroom
 55 ft²
 5.11 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	
Net price	Current Potential
A	70-80
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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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