



16 Shepherds Way  
 Horsham, West Sussex, RH12 4LS  
 Guide Price £380,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 16 Shepherds Way, Horsham, West Sussex, RH12 4LS

Courtney Green are delighted to offer to the market this beautifully kept two bedroom, semi-detached bungalow, located in the popular North East Horsham area. Accessed off of Lambs Farm Road, Shepherds Way is a quiet residential road which affords easy access to Horsham town within a few minutes via car or by bus, with a bus stop just moments from this particular bungalow. Littlehaven train station and a local convenience store are also just a short walk away. In brief, the accommodation comprises a convenient entrance hall, a fitted kitchen, a sitting/dining room, a large double bedroom with fitted wardrobes, a further double bedroom with a door opening to the garden and a bathroom with separate w.c. Outside, to the front of the property, is a neatly kept front garden with vehicular access to the side driveway which provides parking for three cars and accesses the single garage with up and over door and side door to the rear garden. To the rear is a wonderfully secluded garden which enjoys a sunny, Westerly aspect and is mainly laid to lawn with a patio area and mature shrub borders. The property benefits from double-glazed windows throughout, with heating and hot water provided by a gas-fired boiler to radiators. No onward chain.

The accommodation comprises:

## Entrance Hall

A convenient entrance space with wood effect flooring, radiator, loft hatch, doors to kitchen and door to sitting room.

## Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for fridge/freezer, space for cooker with gas point, space and plumbing for washing machine, radiator, wall mounted Potterton gas fired boiler, side aspect window, continuation of wood effect flooring and serving hatch.

## Sitting/Dining Room

A wonderfully bright sitting/dining room owing to the large full height front aspect window, with feature gas fireplace and stone surround, radiator and door to internal hallway.

From the internal hallway, doors access the bathroom, w.c and both bedrooms.

## Bedroom 1

A generously sized principal bedroom with rear aspect window overlooking the private rear garden, radiator, double fitted wardrobe and airing cupboard.

## Bedroom 2

A further double bedroom with radiator and rear aspect double-glazed door opening to the garden.

## Bathroom

The bathroom suite comprises an enclosed panel bath with bath mixer taps and shower over, wall tiling, grab rail and shower screen, pedestal wash hand basin with taps, radiator, mirrored bathroom cabinet, obscured side aspect window and continuation of wood effect flooring.

## OUTSIDE

To the front of the property is a neatly kept front garden with vehicular access to the side driveway which provides parking for three cars and accesses the single garage which has power and lighting, with up and over door and side door to the rear garden. To the rear is a wonderfully secluded garden which enjoys a sunny, Westerly aspect and is mainly laid to lawn with a patio area, mature shrub borders and timber-built summer house.

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.

