



2 New Street

Horsham, West Sussex, RH13 5DU

Guide Price £330,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



# 2 New Street, Horsham, West Sussex, RH13 5DU

Situated within a short walking distance of Horsham town centre is this delightful semi-detached character cottage, offered for sale with the convenience of no forward chain. With the benefit of a gas fired heating system to radiators and replacement double glazed fittings, the accommodation comprises two bedrooms, a spacious living/dining room with a fireplace featuring an inset wood burner, a good sized fitted kitchen with built in appliances and a ground floor bathroom. To the rear of the property is a private landscaped rear garden with gravel beds and raised decking. Being conveniently located close to the town centre and station, the property lies within a restricted parking Zone E (10am – 12pm Monday to Saturday), and parking permits are available from Horsham District Council at a cost of currently £58 for a year (£31 for 6 months). The property also lies opposite a public pay and display carpark. The vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the delightful features of this lovely cottage.

The accommodation comprises:

Frosted double glazed **Front Door** to

### Living/Dining Room

Double glazed front aspect. Wood flooring, two radiators, chimney breast with inset wood burner and Oak mantle, cupboard to one side, satellite point, understairs cupboard with light and space and plumbing for washing machine. Opening to

### Kitchen

Double glazed rear aspect and frosted double glazed door to outside. Fitted with a range of base and wall mounted cupboards and drawers in white shaker style finish and having complementing worktop surfaces incorporating a stainless steel four ring gas hob with electric oven under and filter hood over, inset 1 1/2 bowl sink with chromium monobloc tap, space for a fridge/freezer, slim tiled splashback, downlighting, ceramic tiled flooring. Door to

### Bathroom

Frosted double glazed rear aspect. Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, pedestal wash hand basin, low level WC, localised tiling, cupboard housing Vaillant combination boiler with shelving. Xpelair, ceramic tiled flooring, downlighting, chromium towel warmer.

A turning staircase to the **First Floor Landing**.

### Bedroom 1

Double glazed front aspect. Radiator.

### Bedroom 2

Double glazed rear aspect, radiator, over stairs cupboard with shelves.

### OUTSIDE

To the front is a small area useful for storing wheelie bins. There is a gated access through the garden of 4 New Street to the private landscaped rear garden which comprises a gravel bed with a raised timber deck, a covered storage area and a brick store.

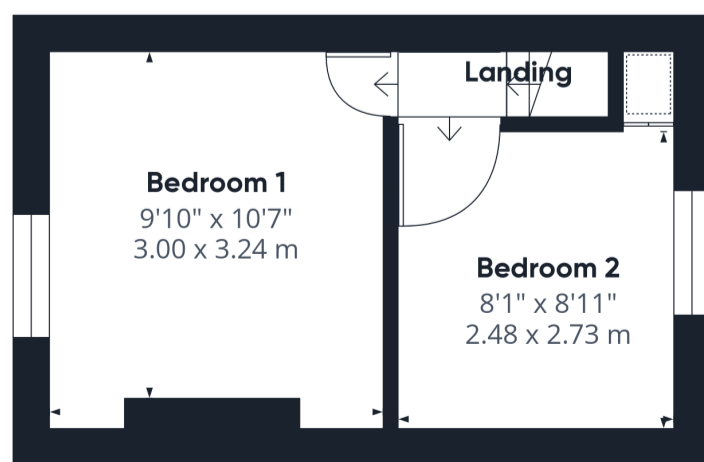
### Council Tax Band—C

**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.

Ref: 24/5694/20/09



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
505.04 ft<sup>2</sup>  
46.92 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

(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.

Calculations are based on RICS IPMS 3C standard.

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