









27 Goosegreen Close Horsham, West Sussex, RH12 5XZ Guide Price £385,000 Freehold



27 Goosegreen, Horsham, West Sussex, RH12 5XZ

residence offered for sale with the benefit of no onward chain. Enlarged by the cupboard housing hot water cylinder and shelving. previous owner by means of a converted loft space and the addition of a conservatory. On the first floor there are two bedrooms and a staircase rises to rail, electric fan heater. the converted loft space which makes for a double bedroom with en-suite shower and toilet. The property has double glazed fitments and a gas fired Inner Landing With turning staircase rising to the heating system to radiators. Outside there are front and rear gardens and to the office, chemist, cafe, hairdressers and eateries. Close by is North Heath primary cold water tank. Oak sliding door to school and Littlehaven station is approximately half a mile distant.

The accommodation comprises:

Stained glass multi-lock Front Door with sidelights to

Entrance Porch With opaque double glazed front aspect. Glazed door to

cupboard, opening to

the Conservatory. Fitted with a range of base and wall mounted cupboards and enjoys a sunny Southerly aspect. drawers with complementing worktop surfaces incorporating a single drainer sink with monobloc tap, four ring electric hob with filter hood over, electric Council Tax Band - D oven, tiled splashback, wall mounted Worcester gas fired boiler, space for appliances, space and plumbing for washing machine, radiator, corner bench Referral Fees: Courtney Green routinely refer prospective purchasers to seating with cupboards under.

Conservatory Double glazed with sliding door to the garden, timber decked Nepcote Financial Ltd. flooring, wall mounted electric panel heater.

From the Sitting Room a turning staircase rises to the First Floor Level.

Bedroom 2 Double glazed front aspect, radiator.

3.08 x 2.73 m

Bathroom 2.34 x 1.46 m

Floor 2

Courtney Green are pleased to bring to the market this semi-detached family Bedroom 3 Double glazed rear aspect, under stairs cupboard, radiator, airing

conservatory to the rear, the property provides comfortable living Bathroom Frosted double glazed side aspect, fitted with a white suite accommodation but would benefit from re-decoration and cosmetic works. The comprising panel bath with chromium mixer tap and shower attachment, wall accommodation comprises an entrance porch and hall leading to a good sized bracket and hand shower, low level WC, pedestal wash hand basin, half tiled sitting room which opens to a kitchen/dining room off which is the walls, mirrored cabinet, shaver light, wall mirror, radiator with chromium towel

side there is a driveway providing off road parking for 3/4 cars leading to a Loft Room/Bedroom 1 Double glazed rear aspect and twin double glazed detached single garage. The property is located within easy walking distance of skylights to the front, decorative Oak beams and joinery, three wall light points, a local parade of shops which includes Budgens convenience store with sub post mock chimney breast with recessed fireplace, louvre fronted cupboard housing

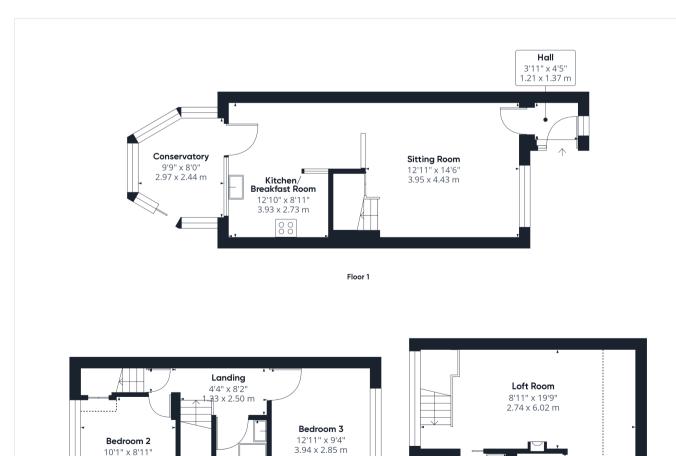
> En-Suite Shower Room With shower cubicle, wall mounted Triton electric shower unit with wall bracket and hand shower, extractor fan, pedestal wash hand basin with tiled splashback, low level WC, radiator, frosted double glazed rear aspect, shaver light, Dimplex fan heater.

OUTSIDE

Sitting Room Double glazed front aspect. Stone fireplace, radiator, under stairs. At the front of the property there is an area of lawn with shrub beds, to the side of which is a concrete driveway providing off road parking for three cars and leading to a Detached Garage with metal up and over door. The rear garden Kitchen/Breakfast Room Double glazed rear aspect and double glazed door to comprises an area of lawn with path and timber garden shed. The rear garden

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

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En-Suite Shower Room 0.79 x 2.64 m

Floor 3









