



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



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



Courtney Green are pleased to bring to the market this semi-detached family residence offered for sale with the benefit of no onward chain. Enlarged by the previous owner by means of a converted loft space and the addition of a conservatory to the rear, the property provides comfortable living accommodation but would benefit from re-decoration and cosmetic works. The accommodation comprises an entrance porch and hall leading to a good sized sitting room which opens to a kitchen/dining room off which is the conservatory. On the first floor there are two bedrooms and a staircase rises to the converted loft space which makes for a double bedroom with en-suite shower and toilet. The property has double glazed fittings and a gas fired heating system to radiators. Outside there are front and rear gardens and to the side there is a driveway providing off road parking for 3/4 cars leading to a detached single garage. The property is located within easy walking distance of a local parade of shops which includes Budgens convenience store with sub post office, chemist, cafe, hairdressers and eateries. Close by is North Heath primary school and Littlehaven station is approximately half a mile distant.

Stained glass multi-lock **Front Door** with sidelights to

**Sitting Room** Double glazed front aspect. Stone fireplace, radiator, under stairs cupboard, opening to

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

**Bedroom 2** Double glazed front aspect, radiator.

**Bedroom 3** Double glazed rear aspect, under stairs cupboard, radiator, airing cupboard housing hot water cylinder and shelving.

**Bathroom** Frosted double glazed side aspect, fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, wall bracket and hand shower, low level WC, pedestal wash hand basin, half tiled walls, mirrored cabinet, shaver light, wall mirror, radiator with chromium towel rail, electric fan heater.

**Inner Landing** With turning staircase rising to the

**Loft Room/Bedroom 1** Double glazed rear aspect and twin double glazed skylights to the front, decorative Oak beams and joinery, three wall light points, mock chimney breast with recessed fireplace, louvre fronted cupboard housing cold water tank. Oak sliding door to

**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.

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 comprises an area of lawn with path and timber garden shed. The rear garden enjoys a sunny Southerly aspect.

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.

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