



18 Bailey Close
Horsham, West Sussex RH12 5QR
Guide Price £300,000 Freehold



**COURTNEY
GREEN**
Est. 1988

Estate Agent • Letting Agent • Managing Agent

18 Bailey Close, Horsham RH12 5QR

Courtney Green are pleased to be offering for sale this delightful one double bedroom semi-detached house located in the popular North Horsham area. With the benefit of no ongoing chain, the accommodation briefly comprises an entrance porch, an entrance hall which opens up to a spacious living room, off which is a double-glazed conservatory. There is a modern fitted 'Shaker style' kitchen and to the first floor is a spacious double-bedroom with built-in wardrobes, and a modern fitted bathroom. The property also benefits from having a gas fired heating system to radiators and double glazed fitments. To the side of the property there is hard standing for two cars, and the rear garden, which comprises a corner patio and wide area of lawn, enjoys a sunny south easterly aspect. Bailey close is conveniently located within easy reach of the A264 and onwards to the A23/M25 with access to London, Gatwick airport and the coast. Littlehaven Station is approximately half a mile distant and the Roffey retail area comprising Co-op store, newsagents with a sub post office, pharmacy and a number of eateries, is just over a mile distant. Horsham town centre with its comprehensive range of shopping facilities, restaurants and sporting facilities is just over two miles distant.

Accommodation comprises

Stained Glass **Front Door** to

Entrance Hall

Dark wood effect laminate flooring (which extends throughout the ground floor) , Cloaks hanging rail, glazed door to

Inner Hall

Understairs cupboard, Openreach Master socket, radiator, opening to:

Living Room

Radiator, twin satellite cable, double glazed French doors to the

Sun Room

Full width double glazed rear aspect, having French doors to the rear garden, power and light.

Kitchen

Double glazed front aspect. Fitted with a modern range of base and wall mounted cupboards and drawers in white Shaker style finish having complimenting work top surfaces with stone briquette splashback. One and a half bowl single drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine and fridge freezer. Electric cooker point with filter hood over, wall mounted Baxi gas fired boiler, extractor fan.

From the Living room, the staircase rises to the

First Floor Landing

Double glazed front aspect, loft hatch, airing cupboard with hot water cylinder and shelving.

Double Bedroom

Double glazed rear aspect, radiator, T.V aerial lead, double-width wardrobe cupboard and over-stairs cupboard.

Bathroom

Frosted double glazed front aspect. Fitted with a white suite comprising a panelled bath with Triton chromium thermostatic shower control, wall bracket and hand shower, glass screen, low level W.C, pedestal wash hand basin with chromium mixer taps, radiator, localised tiling and ceramic tiled floor, extractor fan.

OUTSIDE

To the front of the property there is a small area of lawn, a driveway to side provides hard standing for two cars. Gated access leads to the rear garden which enjoys a sunny south easterly aspect comprising a corner paved patio, wide area of lawn with shrub borders, timber garden shed.

Council Tax Band—B

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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