



19 Fern Way
Horsham, West Sussex RH12 5XE
Guide Price £370,000 Freehold



COURTNEY
GREEN

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19 Fern Way, Horsham, West Sussex, RH12 5XE

Situated along a short walkway and fronting a wooded coppice is this delightful 3-bedroomed terraced family house located in a popular residential position in the North Heath Area of Horsham. The property benefits from a modern gas fired heating system to radiators and double glazed replacement fitments. The accommodation comprises, on the ground floor, an enclosed porch which opens up to a good sized sitting room with a chimney breast having an ornate fire surround. This then opens to a modern fitted kitchen/dining room with large central wooden work top and integrated appliances. On the first floor are the three bedrooms and a modern fitted bathroom. Outside, there is a pleasant garden with areas of timber decking, and directly opposite the property is a single garage on block with power. The property is conveniently located within walking distance of a local convenience store with a sub post office, hairdressers, a chemist and cafe, and within half a mile of Littlehaven Station. A short distance away is North Heath County Infants School. Horsham Town centre with its comprehensive range of shopping, sporting and leisure facilities and the mainline station, is just over a mile distant. The vendor’s sole agent Courtney Green strongly recommends an internal inspection of this delightful property to appreciate its finer qualities.

Accommodation comprises:

UPVC **Front Door** with double glazed side lights to

Fully Enclosed Entrance Porch

Meters cupboard, laminate wood flooring, coat hanging space. Glazed door to

Sitting Room

Double glazed front aspect, laminate wood flooring, radiator, chimney breast with ornate fire surround. Opening to

Kitchen / Dining Room

Double glazed rear aspect and double glazed door to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in cream shaker style finish and having complimenting light wood worktop surfaces, tiled splashback, Baumatic 5-ring stainless steel gas hob with glass splashback and Premier Range filter hood over, Bosch eye level double oven, integrated fridge, Bosch washing machine and Baumatic dishwasher. Central light wood worktop with cupboards under, understairs cupboard, laminate flooring.

From the sitting room, staircase rises to the **First Floor Landing** with loft hatch.

Bedroom 1

Double glazed front aspect. Fitted corner wardrobe unit with hanging rails and shelving, fitted chest of drawers and storage trays, radiator, HDMI and satellite tv connection, wall mounted TV console with speakers.

Bedroom 2

Double glazed rear aspect, radiator, coved and textured ceiling.

Bedroom 3

Double glazed front aspect, radiator, over stairs cupboard, coved and textured ceiling.

Bathroom

Frosted double glazed rear aspect. Fitted with a modern white suite comprising panelled bath with wall mounted Triton electric shower unit, wall bracket and hand shower and overhead drencher unit, chromium bath mixer tap, vanity unit with inset wash hand basin having chromium mixer tap, low level w.c. with concealed cistern, towel warmer, fully tiled walls, coloured glass mosaic tiled relief, downlighting, laminate wood flooring.

OUTSIDE

The property is located along a short and quiet walkway opposite a wooded coppice. To the front of the property there is a lawn with a central path leading to the front door. There is vehicular access to the rear of the property leading to a single garage with up and over door and power, located in a small block of similar garages to the side of which is further parking.

Gated access leads to the **Rear Garden** which comprises an area of decking leading to a synthetic lawn and steps to a further raised area of decking with balustrade surround, outside tap.

Council Tax band—D

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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