



35 Bluebell Close,
Horsham, West Sussex RH12 5WB
Guide Price £580,000



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated within an established residential close is this delightful, well presented four bedroomed family home. Extended and updated by the current owners, the property offers spacious living space for a growing family and the accommodation comprises, on the first floor, four bedrooms (three double and one single), and a modern fitted bathroom. On the ground floor there is an enclosed entrance porch opening to an entrance hall with doors to all rooms. A good sized sitting room enjoys a bright double aspect and a conservatory overlooking the rear garden. Also of a good size is a modern fitted kitchen/dining room, and there is a downstairs cloakroom. The property benefits from replacement double glazed fitments and a modern gas fired heating system to radiators. At the front of the property there is a private driveway providing off road parking leading to an attached single garage. The rear garden is of a good size and enjoys a sunny southerly aspect. The property is conveniently located within easy walking distance of local convenience store with a sub post office, chemist, cafe and a hairdressers and just half a mile distant of Littlehaven station and North Heath Community Primary School. The vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the size and features of this delightful house.

The accommodation comprises:

Double glazed door to double glazed **Entrance Porch**. Double glazed **Front Door** to

Entrance Hall Laminate wood flooring

Cloakroom Frosted double glazed front aspect. Radiator, wall mounted wash hand basin with mixer tap and tiled splashback, low flush WC.

Sitting Room Twin double glazed front aspect and double glazed door to the Conservatory. Two radiators, tv point, fibre broadband connection.

Conservatory Double glazed with a poly-tricarbonate roof, radiator, French doors to the garden, power and light.

From the **Entrance Hall** multi glazed double doors open to the

Kitchen/Dining Room Double glazed rear aspect and double glazed door to the garden. Dining area with laminate wood flooring and an understairs cupboard. Opening to the kitchen which is fitted with a range of base and wall mounted cupboards and drawers in light wood finish and having complimenting work top surfaces with matching splashbacks incorporating one and a half bowl single drainer stainless steel sink with chromium mono bloc tap, space for electric cooker with a stainless steel filter hood over, plumbing for dishwasher and washing machine, space for fridge freezer, pelmet lighting.

From the **Entrance Hall** staircase rises to the

First Floor Landing Loft hatch with ladder.

Bedroom 1 Twin double glazed front aspect, radiator, coved and textured ceiling, wardrobe cupboard.

Bedroom 2 Twin double glazed rear aspect and double glazed front aspect, two radiators.

Bedroom 3 Double glazed front aspect. Radiator, wardrobe cupboard.

Bedroom 4 Double glazed rear aspect. Radiator.

Bathroom Frosted double glazed rear aspect. Fitted with a modern white suite comprising panelled bath with chromium mixer taps and shower attachment, chromium thermostatic shower control with wall bracket and hand shower and overhead drencher unit, vanity unit with inset wash hand basin having chromium mixer taps, cupboard under, low level WC, localised tiling, chromium towel warmer, downlighting, Karndean flooring.

OUTSIDE

At the front of the property there is a driveway providing hard standing for 2/3 cars, leading to

Attached Single Garage Side hinged doors, power and light, wall mounted Glow worm combination gas fired boiler, gas and electric meters, personal rear door to the garden.

Attached to the porch at the front is an EV charger.

The rear garden is of a good size and enjoys a sunny southerly aspect, and comprises hexagonal paved patio with brick edging, area of lawn with flower and shrub borders, outside light and outside power point.

Council Tax Band— E

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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