



5 Bailey Close,  
Horsham, West Sussex, RH12 5QR  
Guide Price £549,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



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Courtney Green are pleased to offer for sale this spacious detached family residence situated on the North side of Horsham. The property offers flexible and good sized family accommodation which comprises, on the first floor, two large double bedrooms and a single bedroom together with a modern fitted bathroom and on the ground floor, an entrance hall, with doors to a cloakroom, sitting room which opens to a dining room, off which is a good sized family room/bedroom four. Off the sitting room is a modern fitted kitchen with built in appliances. To the front of the property there is a resin driveway and hardstanding providing off road parking for two cars and gated access leads to the rear garden which is landscaped and backs on to woodland. The property is located approximately 3/4 mile from Littlehaven railway station and it's position affords east access to the A264 and beyond to the M23 with routes to the Coast, Gatwick airport and London.

The accommodation comprises:

Frosted double glazed **Front Door** to

**Entrance Hall**

Radiator, cloakroom, frosted double glazed front aspect, low level WC with concealed cistern, vanity unit with inset wash hand basin having chromium mixer tap and cupboard under, mosaic and grey marble effect tiled walls, mirror, chromium towel warmer. Glazed door to

**Living Room**

Double glazed front aspect. Radiator, under stairs cupboard. Opening to

**Dining Area**

Double glazed French doors to the rear garden, radiator. Multi-glazed door to

**Family Room/Bedroom 4**

Double glazed double aspect to the front and rear, laminate wood flooring, two wall lights, electric convector heater.

**Kitchen**

Double glazed rear aspect and double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers in cream high gloss finish and having complementing black granite worktop surfaces with mosaic tiled splashbacks, 1 1/2 bowl sink with chromium monobloc tap, halogen hob with a concealed filter hood over and Bosch electric oven under and Bosch electric oven under, Baumatic washing machine, integrated fridge and freezer, ceramic tiled walls and flooring, concealed wall mounted Worcester gas fired boiler.

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

**First Floor Landing**

With frosted double glazed side aspect and loft hatch.

**Bedroom 1**

Double glazed front aspect. Fitted bedroom furniture incorporating wardrobe cupboard with tall boy, bedside chest of drawers and overhead storage. Radiator, coved and textured ceiling.

**Bedroom 2**

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

**Bedroom 3**

Double glazed front aspect. Over stairs cupboard, Creda electric wall mounted convector heater.

**Bathroom**

Frosted double glazed rear aspect. Fitted with a white suite comprising P-shaped panel bath with chromium mixer tap, chromium thermostatic shower control, folding glass screen, vanity unit with inset wash hand basin with chromium mixer tap and cupboard under, back to wall WC, chromium towel warmer, mosaic and grey marble effect tiled walls, downlighting.

**OUTSIDE**

To the front of the property there is a resin based driveway providing off road parking for two cars, pathway leading to the front door. Gated access leads to the rear garden which comprises an area of paved patio with steps to synthetic grassed area with Summer House, paved area to the side, flower and shrubs, outside light. The rear garden backs on to an area of Woodland.

**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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