



28 Greenway  
Horsham, West Sussex, RH12 2JS  
Offers Over £450,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

28 Greenway, Horsham, West Sussex, RH12 2JS

Courtney Green are pleased to offer for sale this spacious and well presented family residence, situated in a prime residential location within easy walking distance of Horsham town centre and popular local infant and senior schools. The property has been subject to much improvement by the current owner and the accommodation comprises, on the first floor, three good sized bedrooms and a modern fitted bathroom. On the ground floor there is an entrance hall off which is a light and airy sitting room and a good-sized open plan kitchen/dining room off which is a modern cloakroom. The property features replacement double glazed fitments and was re plumbed and re-wired in 2017. To the front of the property there is an area of hard standing providing off road parking for at least two vehicles and the enclosed rear garden with direct access out to Spencers Road. The vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of the delightful family residence.

The accommodation comprises:

Opaque double-glazed **Front Door** to

**Entrance Hall** Radiator, modern LVT flooring (which extends throughout the ground floor), under stairs cupboard, corner storage cupboard.

**Sitting Room** Double glazed bay front aspect, radiator, wood effect flooring.

**Kitchen/Dining Room** Double glazed double aspect to the rear with French doors to the rear garden, a wide range of base and wall mounted cupboards and drawers with soft closing features and finished in a matt white grey with complementing worktop surfaces having marbled effect finish and incorporating a wide breakfast bar with seating area, inset single drainer stainless steel 1 ½ bowl sink, chromium monobloc taps, touch control electric hob with filter hood over, eye level double oven, space for a fridge freezer and space and plumbing for washing machine, wood effect flooring, downlighting and pendant lights.

**Cloakroom** Back to wall WC, corner wash hand basin with tiled splashback.

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

**First Floor Landing** With linen cupboard, loft hatch giving access to part boarded loft space housing Worcester gas fired boiler.

**Bedroom 1** Double glazed bay front aspect, radiator.

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

**Bedroom 3** Double glazed front aspect, radiator.

**Family Bathroom** Frosted double glazed rear aspect, fitted with a white suite comprising low level WC, wall mounted wide Ideal wash hand basin with chromium mixer tap, porcelain tiled splashback, illuminated mirrored cabinet, P-shaped bath with shower screen, chromium mixer tap and chromium thermostatic shower control with hand shower and overhead drencher unit, porcelain tiled walls, chromium towel warmer.

OUTSIDE

To the front of the property there is a long tarmacadam driveway providing tandem parking for at least two cars with area of lawn and mature Magnolia tree. To the rear there is an enclosed garden with full width paved patio and slate bed with rear gated access leading to Spencers Road.

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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