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4 Goldfinch Close Horsham, West Sussex RH12 5HE Guide Price £459,950 Freehold



Estate Agent • Letting Agent • Managing Agent

4 Goldfinch Close, Horsham, West Sussex RH12 5HE

Situated in an established residential close on the north side of Horsham is this Cloakroom superbly presented family residence offered for sale with the benefit of no onward chain. The property has been in the same ownership since it was built in the 1990's and offers spacious, flexible living accommodation enhanced by virtue of a cleverly converted garage which provides extra living space to include a dining room, utility area and cloakroom. The overall accommodation in brief, comprises on the first floor, three bedrooms and a modern luxury shower room, and on the ground floor, an entrance hall, a good sized sitting room and modern fitted 'Shaker' style kitchen with direct access to the dining room etc.. The property features beautifully landscaped and well maintained front and rear gardens, the rear enjoying a sunny southerly and westerly aspect. This most attractive property is situated close to local schools for all stages and the transport links are convenient with Littlehaven Station and the A264 both within easy reach.

The accommodation comprises:

UPVC Double glazed Front Door to

Entrance Hall

Frosted double glazed side aspect, radiator, ceramic tiled flooring, glazed door to

Sitting Room

Double glazed front aspect, radiator, laminate wood flooring, understairs recess. Glazed door to

Kitchen

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 worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Belling stainless steel gas hob with concealed filter hood over and electric oven under, patterned ceramic tiled splashback, integrated Neff dishwasher, concealed Worcester gas fired boiler, pelmet lighting, ceramic tiled flooring, radiator, space for a fridge/freezer, upright larder cupboard with pull out drawers. Archway through to

Dining Room

Double glazed rear aspect with French doors to the rear garden. Radiator, two wall lights, wooden flooring. Door to

Utility Room

With worktop surface, having cupboards and drawers above and below, space and plumbing for washing machine, wood flooring, radiator. Door to

Frosted double glazed front aspect. Low level we with cupboard over, wall mounted wash hand basin with tiled splashback and mirror, wood flooring, wall light, plumbing for washing machine.

From the sitting room a turning staircase rises to the First Floor Landing. Loft hatch with drop down aluminium ladder giving access to a boarded loft space with lined walls and ceiling, with power and light and eaves storage.

Bedroom 1

Twin double glazed front aspect, radiator, laminate wood flooring, two double width wardrobe cupboards with hanging rails, shelves and chest of drawers, mirrored sliding doors, airing cupboards with hot water cylinder and shelving.

Bedroom 2

Double glazed, double aspect to the front and rear (with restricted head height) laminate wood flooring, two radiators.

Bedroom 3

Double glazed rear aspect, radiator, laminate wood flooring, double width wardrobe cupboard with mirrored sliding doors having hanging rails, shelves and chest of drawers.

Luxury Shower Room

Frosted double glazed rear aspect. Corner quadrant shower cubicle with sliding doors, chromium thermostatic shower control, wall bracket and hand shower. Wall mounted vanity unit with inset wash hand basin and drawer under, illuminated mirrored cabinet over, back to wall we with chromium dual flush and wall mounted flexible hand shower, wall mounted upright cabinet with shelves, designer towel warmer, grey localised tiling and ceramic tiled flooring.

OUTSIDE

To the front of the property there is a pretty landscaped garden with pathway, flower and shrub beds and hedgerow borders. To the side there is hard standing providing off road parking. Attached to the side of the property is a useful secure covered storage area with lighting, leading to the rear garden which is beautifully landscaped comprising full width Indian stone paved patio, stone bbq, area of lawn with flower and shrub borders, outside tap and light (agents note. please be advised the property backs onto Horsham to Dorking railway line adjacent to Warnham Nature Reserve).

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

Ref:25/5788/22/04



