



28 Primrose Copse  
Horsham, West Sussex RH12 5PY  
£363,000 Freehold



COURTNEY  
GREEN  
Estate Agent • Letting Agent • Managing Agent

# 28 Primrose Copse, Horsham, West Sussex RH12 5PY

A two double bedroom mid-terrace house, neatly presented and located at the end of a popular, quiet cul-de-sac in North Horsham. The property is just a moments walk from the highly regarded Holbrook Primary School and around half a mile from The Holbrook Club sports and social venue - with gym, all weather 3G football pitches, badminton, squash, tennis, table tennis and pickleball. Also under a mile is Littlehaven train station with direct links to London in under 1 hour. The home itself offers generous accommodation with an entrance hall, sitting room, kitchen, two double bedrooms and a recently updated bathroom. Outside, there is a single garage with up and over door, in addition to allocated parking. To the rear is a low maintenance, secluded rear garden. Offered to the market with no onward chain.

The accommodation comprises:

## Entrance Hall

With stairs rising to first floor landing, radiator, door to living room, wood effect flooring.

## Living Room

Front aspect window, radiator, wood effect flooring.

## Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops over, integrated electric oven, integrated four burner gas hob with hidden extractor over, one and a half bowl composite sink and drainer with mixer tap, space and plumbing for washing machine space for fridge freezer, wall mounted boiler, double glazed rear aspect window, radiator, under the stair storage cupboard, and rear door accessing the garden.

## Bedroom 1

A large double bedroom with front aspect window, double fitted wardrobe, airing cupboard housing expansion tank with shelving above, radiator.

## Bedroom 2

A further double bedroom with rear aspect double glazed window, and radiator.

## Bathroom

A recently fitted modern bathroom suite comprising an enclosed panel bath with bath mixer taps and Aqualisa shower over, low-level WC with dual flush, vanity wash hand basin with mixer tap and storage, heated towel radiator, rear aspect double glazed window, vanity light with shaver point, and extractor fan.

## OUTSIDE

To the front of the property in an allocated parking space. To the rear is a secluded garden which is mainly laid to lawn with a paved patio adjoining the rear of the property.

## Garage

Opposite the property, there is a single garage with up and over door pitch roof.

## Additional Information

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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