



28 Scholars Walk
Horsham, West Sussex RH12 1QH
Guide Price £450,000 Freehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this spacious and very well appointed two double bedroom, extended, end terrace home, situated on the highly acclaimed Highwood development, designed and built by Berkeley Homes. The concept of the Highwood development is that of a classic English village culture where the traditionally styled homes, attractive street scenes, village pond, central square, footpaths and children's play areas create a real sense of community, yet in a location which is close to Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities, and transport links to London, Gatwick Airport and the coast. Also within a short walking distance is Tanbridge House secondary school (awarded Outstanding in 2024). The immaculately presented accommodation comprises a high specification kitchen with built-in appliances, a spacious sitting room which is open to the recent extension which forms the dining room. There is a downstairs toilet, under stairs cupboard and utility cupboard on the ground floor. On the first floor there are two double bedrooms, both with fitted wardrobes, a luxury bathroom suite, and a large airing cupboard. A gas fired boiler provides heating and hot water. Outside to the rear there is a recently landscaped, low maintenance garden which is wonderfully secluded and enjoys a sunny Southerly aspect. To the front is allocated parking and numerous additional visitors parking close by. Viewings are highly recommended to appreciate this property's finer qualities.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall with fitted coir Matt, LVT flooring, understairs utility cupboard with space and plumbing for washing machine. Further storage cupboard housing electricity fuse board and metre. Door to cloakroom. Stairs rising to the first floor. Spotlighting.

Cloakroom

Comprising a low-level WC with concealed dual flush, wall hung wash hand basin with mixer tap, half height wall tiling, continuation of LVT flooring, spotlighting, and extractor fan.

Sitting/Dining room

A spacious sitting/dining room with two defined areas. The sitting area is of a generous size and has spotlighting, media points and LVT flooring. The extension forms the dining room which is a wonderfully bright space owing to the large skylight and full width bi-fold doors with internal blinds opening to the garden.

Kitchen

The highly specified kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops over, stainless steel sink with mixer tap, front aspect window, spotlighting, under cabinet lighting, and LVT flooring. Integrated appliances include an electric oven, four burner gas hob with hidden extractor over, fridge/freezer, and dishwasher.

From the entrance hall stairs rise to the **First Floor Landing**, where there is a radiator spotlighting, a loft hatch accessing the loft space, and large airing cupboard housing gas fired boiler with shelf and hanging space above.

Bedroom 1

A large double bedroom with rear aspect window, radiator and full width fitted wardrobes.

Bedroom 2

A further double bedroom with front aspect window, radiator, and a high-level built-in wardrobes over stairs.

Bathroom

An immaculate bathroom suite comprising an enclosed panel bath with bath mixer tap and shower over, wall hung vanity wash hand basin with mixer tap and storage beneath, low-level WC with concealed dual flush, tiled display shelf with vanity mirror and shaver point, heated towel radiator, tiled floor, obscure side aspect window, spotlighting and extractor fan.

OUTSIDE

To the front of the property is a block paved allocated parking space, Indian sandstone paved pathway leading to the front door and to the side access gate.

To the rear, the garden is wonderfully secluded and enjoys a sunny southerly aspect. Mainly paved with Indian sandstone, there is a German manufactured Keter 6ft by 8ft shed, raised and clad border planting, and a Mediterranean stone BBQ.

Council Tax Band - D

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