



68 Drake Close
 Horsham, West Sussex, RH12 5UD
 Guide Price £350,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

68 Drake Close, Horsham, West Sussex, RH12 5UD

A fully refurbished and beautifully presented two double bedroom end of terrace home, located in a quiet residential cul-de-sac in the North Heath area of Horsham. The current owner has carried out an extensive schedule of works to an uncompromising standard, including a high-specification Howdens kitchen, luxury shower suite, replacement windows and front door, new Karndean flooring throughout the ground floor, partial re-wire with downlighting and Nest smart home system, air conditioning to the principal bedroom, and comprehensive re-decoration throughout. The property is conveniently positioned under two miles from the town centre and within walking distance of Littlehaven train station, North Heath Primary School, Pondtail Park and a useful parade of shops which includes a local convenience store, sub post office, pharmacy and cafe's. For older children, the property also falls within the catchment areas of the popular secondary schools, Millais and Forest.

The accommodation comprises:

A storm porch creates a covered entrance and has a useful external, lockable store. A recently fitted UPVC **Front Door** opens to the entrance hall.

Entrance Hall

A bright and spacious entrance area with fitted entrance mat, vertical radiator, stairs rising to the first-floor landing and openings to both the kitchen and sitting room.

Kitchen

This individually designed Howdens kitchen is fitted with a contemporary range of mid-grey eye and base level cabinets and drawers with contrasting worktops, a composite one-and-a-half bowl sink with mixer tap and food waste disposer. Integrated appliances include a dishwasher, washing machine, oven, and four-burner gas hob with hidden extractor above. There is a front aspect window, downlighting, and an arched opening to the living room.

Sitting/Dining Room

A bright, dual-aspect room with two defined areas for seating and dining. There is a side window, rear doors opening directly to the garden, a vertical radiator, an additional radiator, a useful under-stairs storage cupboard, downlighting, and Karndean flooring continuing throughout.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a loft hatch providing access to the loft space, which houses the recently fitted Worcester Bosch gas-fired boiler. Doors open to all rooms.

Bedroom One

A generous double bedroom with rear aspect window overlooking the garden, complete with radiator, air-conditioning unit, and downlighting.

Bedroom Two

A further double bedroom with front aspect window, downlighting, radiator, fitted double wardrobe with automatic internal lighting, shelving and hanging space.

Shower Room

A luxury shower suite comprising an oversized corner shower featuring both rainfall and handheld attachments. There is a low-level WC with dual flush, a vanity wash hand basin with drawers beneath and waterfall tap, bathroom mirror with shaver point, and a double-height heated towel radiator. Finished with floor-to-ceiling wall tiling, Karndean flooring, downlighting, and an obscure side window.

Outside

The rear garden offers excellent seclusion, backing onto open playing fields. It is laid with a paved patio and steps rising to a shingle area with stepping stones, complemented by mature shrubs and trees to the borders. A rear gate provides convenient rear access.

Garage

A single garage located in a nearby bloc with up and over door.

Council Tax Band - C

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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