



46 Ridgehurst Drive
Horsham, West Sussex, RH12 1XF
Guide Price £260,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this one double bedroom house situated in a lovely position close to a natural wooded area bordering the River Arun. The accommodation comprises an entrance porch with door leading to a double aspect sitting room off which is a fitted kitchen. Upstairs there is a spacious bathroom with a white suite, and the double aspect bedroom. Outside is a fully enclosed garden. The property is double glazed and has electric heating. Around the corner from the property is an allocated parking space. Horsham town centre with its comprehensive range of shopping, sporting and recreational facilities is approximately one mile distant.

Accommodation comprises:

Front Door to hall. Door to

Sitting Room

A bright and airy room featuring dual-aspect windows to the front and side, complemented by an electric storage heater. Stairs rise to the first floor, and a door provides access to the kitchen.

Kitchen

Fitted with a range of eye-level and base cabinets and drawers with contrasting worktops, a stainless steel sink with drainer, and space with plumbing for a washing machine. There is also space for a cooker and fridge/freezer. A front aspect window overlooks the garden, and an under-stair storage cupboard adds practical storage.

From the sitting room, stairs lead to the **First-Floor Landing**, where there is a further storage cupboard loft hatch, and door to a bathroom, and the main bedroom.

Bedroom

A spacious double bedroom featuring dual-aspect windows to the front and side, a fitted wardrobe, and a wall-mounted electric heater.

Bathroom

The bathroom comprises a panelled bath with bath mixer tap and shower over, a low-level WC, and a pedestal wash hand basin.

OUTSIDE

Gated access to the garden with a stepped crazy-paved patio, and garden.

PARKING

One allocated parking space

Council Tax Band—B

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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