









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



Estate Agent • Letting Agent • Managing Agent

46 Ridgehurst Drive, Horsham, West Sussex, RH12 1XF

Courtney Green are delighted to be offering for sale this one double Bedroom bedroom house situated in a lovely position close to a natural wooded area bordering the River Arun. The accommodation A spacious double bedroom featuring dual-aspect windows to the comprises an entrance porch with door leading to a double aspect front and side, a fitted wardrobe, and a wall-mounted electric heater. sitting room off which is a fitted kitchen. Upstairs there is a spacious bathroom with a white suite, and the double aspect bedroom. Bathroom Outside is a fully enclosed garden. The property is double glazed and has electric heating. Around the corner from the property is an The bathroom comprises a panelled bath with bath mixer tap and allocated parking space. Horsham town centre with its shower over, a low-level WC, and a pedestal wash hand basin. 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.

OUTSIDE

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

PARKING

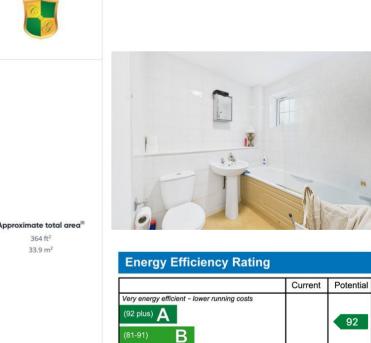
One allocated parking space

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.

Ref: 25/5882/30/09





(1) Excluding balconies and terraces

pproximate and not to scale. This or plan is intended for illustration

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