



30 Clarence Road  
Horsham, West Sussex, RH13 5SQ  
Guide Price £455,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1

sales@courtneygreen.co.uk



# 30 Clarence Road, Horsham, West Sussex, RH13 5SQ

Courtney Green are pleased to offer for sale this delightful example of a Victorian semi-detached town house situated in a convenient position within easy walking distance of the town and station. Offered for sale with the benefit of no ongoing chain, the property offers spacious and well proportioned accommodation with the scope to enlarge by means of a loft conversion and extension to the side (subject to the usual planning consents). The property features a gas fired heating system to radiators and double glazed replacement windows and the accommodation comprises two double bedrooms and a bath/shower room on the first floor with an entrance hall leading to a bay fronted sitting room which is open to the dining room off which is a fitted kitchen. To the rear of the property there is an enclosed garden, predominantly South East facing, which has gated rear access to the adjacent Moons Lane. Horsham town centre and the railway station are both approximately half a mile distant.

The accommodation comprises:

Covered porch, glazed **Front Door** to

### Entrance Hall

Radiator, door to

### Dining Room

With double glazed rear aspect, radiator, understairs cupboard, opening to

### Sitting Room

Double glazed bay front aspect, radiator, chimney breast with fireplace recess, side cupboard housing electric consumer unit and meter.

### Kitchen

Double glazed double aspect to the side and rear with French doors to the rear garden and double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers in white finish and having complementing worktop surfaces incorporating a Stoves electric hob with concealed filter hood over, Stoves double oven, single drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine and slimline dishwasher, wall mounted Worcester gas fired boiler for domestic hot water and heating, tiled splashback, radiator, downlighting.

From the entrance hall the staircase rises to the

### First Floor Landing

With loft hatch to loft space.

### Bedroom 1

Double glazed bay front aspect, radiator.

### Bedroom 2

Double glazed rear aspect, radiator.

### Bath/Shower Room

Frosted double glazed rear aspect. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, pedestal wash hand basin and chromium mixer tap, glass shelf over, low level WC, oversized shower cubicle with Mira thermostatic shower control, wall bracket and hand shower, tiled walls, chromium towel warmer.

### OUTSIDE

A wrought iron gate opens to a path leading to the front door. There is a small front garden with gated side access opening to a side courtyard area and the rear garden which enjoys a South Easterly aspect and comprises a full width paved patio, lawn with mature Olive tree and shrub beds. To the rear of the garden a gate leads to the adjoining Moons Lane.

### 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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