



23 Linfield Copse, Thakeham - RH20 3EU

Offers Over £365,000

 **Henry Adams**
estate agents

23 Linfield Copse

Thakeham, Pulborough

- A well presented end of terraced home with updated kitchen and bathroom
- Kitchen with integrated fridge / freezer, oven, induction hob, microwave and space for washing machine
- Sitting / dining room with patio doors to rear garden
- Dual aspect large main double bedroom with fitted wardrobe
- Second double bedroom and generous single bedroom with wardrobe
- Large family bathroom with separate shower and bath
- Single garage and driveway parking
- Enclosed rear garden with gated access to the side

In a sought-after residential neighbourhood, this well presented 3 Bedroom End Of Terrace House offers an inviting retreat for families and professionals alike. Upon entering, you are greeted by a tastefully updated kitchen boasting sleek integrated appliances (including a fridge/freezer, oven, induction hob, and microwave) and space for a washing machine. The ground floor also features a spacious sitting/dining room that transitions seamlessly through patio doors to the private rear garden, perfect for entertaining or relaxing in the fresh air.

Upstairs, the property continues to impress with a dual aspect main double bedroom complete with a fitted wardrobe, a second double bedroom, and a generously proportioned single bedroom offering additional storage solutions. The family bathroom is a sanctuary in itself, boasting a separate shower and luxurious bath for ultimate relaxation. Further enhancing this property is the convenience of a single garage and driveway parking, providing secure storage and ample space for vehicles. Outside, the enclosed rear garden has gated access to the side, ensuring privacy and security for residents.



Thakeham is a quintessential English village with pretty period cottages and homes together with a pub and church. The development of Abingworth Meadows has a village store and Cafe provide a hub for the village near the Cricket pitch and a village hall along with a vets. The larger village of Storrington situated at the foot of the South Downs and giving access to the South Downs National Park is just over two miles away and provides a good range of local shops and amenities including a Waitrose Store, library, health centre, dentists together with a wide variety of sports and social clubs. The nearest train station is at Billingshurst approximately 5 miles to the north with services to London Victoria and the coast. The larger centres of Horsham and Worthing are approximately 13 and 12 miles respectively. On the doorstep of Thakeham are a number of lovely walks to enjoy with your four legged friends.

Council Tax band: D

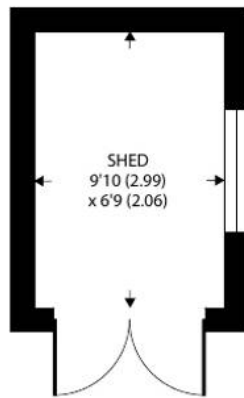
Tenure: Freehold

EPC Energy Efficiency Rating: D

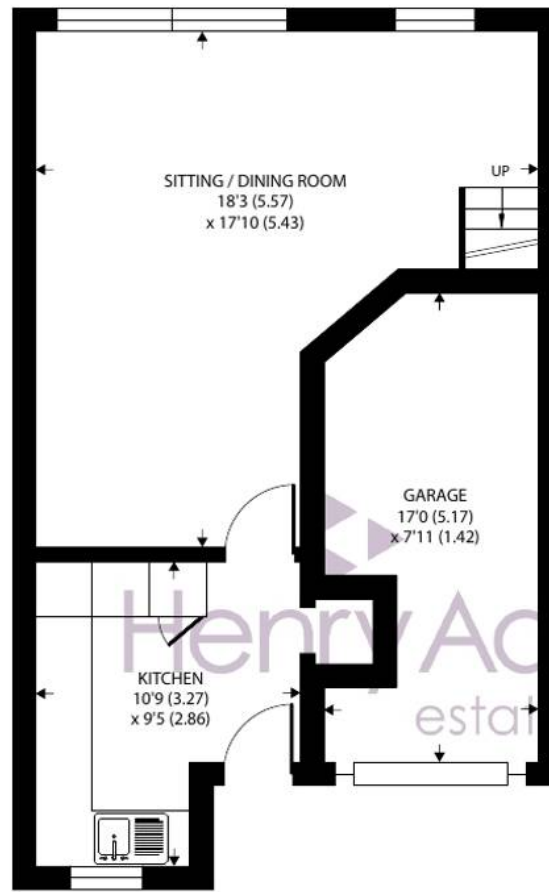
EPC Environmental Impact Rating: D



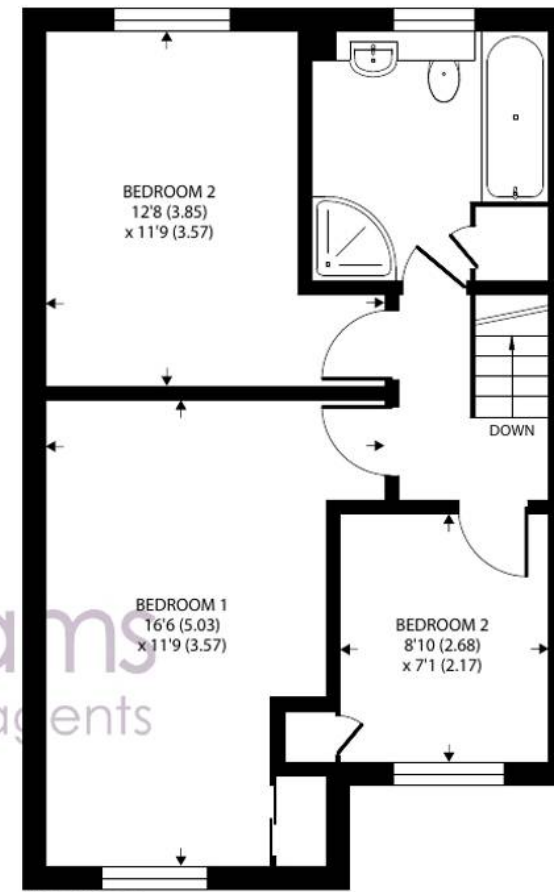




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Approximate Area = 843 sq ft / 78.3 sq m

Garage = 113 sq ft / 10.4 sq m

Outbuilding = 66 sq ft / 6.1 sq m

Total = 1022 sq ft / 94.8 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any