



Connells

Curzon Avenue
Horsham

Curzon Avenue
Horsham RH12 2LA

for sale guide price
£495,000



Property Description

Welcome to this charming three bedroom semi detached home, ideally positioned within a short walk of local shops, restaurants and amenities. The property offers perfect blend of comfort, convenience and space, ideal for families, professionals or downsizers alike.

The ground floor features a bright and welcoming lounge, a modern kitchen/dining room perfect for family meals or entertaining, and a useful utility room offering extra storage and practicality. Upstairs there are three bedrooms providing comfortable living space, complemented by a stylish family bathroom.

Outside, the home boasts driveway parking, a detached garage, and a private rear garden offering peace and seclusion, perfect for outdoor dining or relaxation.

Offered to the market with no onward chain, this home represents an exceptional opportunity to secure a well-presented property in a highly sought after location.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

Hall

12' 6" (max) x 6' (max)
(3.81m (max) x 1.83m (max))

Living Room

12' 4" (max) x 13' 6" (max)
(3.76m (max) x 4.11m (max))

Kitchen / Diner

11' (max) x 19' 6" (max)
(3.35m (max) x 5.94m (max))

Utility

6' 9" (max) x 5' 5" (max)
(2.06m (max) x 1.65m (max))

First Floor

Landing

Bedroom 1

12' 9" (max) x 13' 1" (max)
(3.89m (max) x 3.99m (max))

Bedroom 2

12' 9" (max) x 13' 1" (max)
(3.89m (max) x 3.99m (max))

Bedroom 3

9' 4" (max) x 7' 9" (max)
(2.84m (max) x 2.36m (max))

Bathroom

7' 9" (max) x 7' 9" (max)
(2.36m (max) x 2.36m (max))

External

Garage

Driveway

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407479



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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