



28 Dickins Way  
Horsham, West Sussex, RH13 6BQ  
Guide Price £575,000 Freehold



Est. 1988

COURTNEY  
GREEN

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# 28 Dickins Way, Horsham, West Sussex, RH13 6BQ

Situated in a prime residential close within the catchment of Heron Way Primary School and Forest and Millais Secondary Schools, is this detached family residence offered for sale with the benefit of no ongoing chain. The accommodation has been extended in the past and comprises, on the first floor, three bedrooms and a bathroom. On the ground floor an entrance hall with cloakroom gives access to a sitting room off which is a separate dining room. The kitchen overlooks the rear garden and has been refitted in recent years. Attached to the property to the side is a single garage accessed through a covered area. To the front of the property there is a tarmac driveway providing hard standing for up to three cars, and to the rear established gardens enjoy a fair degree of privacy. Horsham Town Centre with its comprehensive range of shopping, sporting and leisure facilities is approximately 1 mile distant.

The accommodation comprises:

Opaque Double Glazed UPVC **Front Door** to

## Entrance Hall

Radiator, understairs cupboard

## Cloakroom

Frosted double-glazed side aspect, low level w.c, wash hand basin, radiator, half tiled walls.

## Sitting Room

Double-glazed bow front aspect, two radiators, feature marble fireplace with gas coal-effect real flame fire. Opaque glazed panel with opening to the side leading to:

## Dining Room

Double-glazed patio doors to the rear, radiator, three wall light points, feature display alcove.

## Kitchen

Double-glazed rear aspect and frosted double glazed door to the side. Refitted in recent years with a range of base line cupboards and drawers with complementing work top surfaces incorporating a one and a half bowl single drainer stainless steel sink with chromium monobloc tap, Belling touch control induction hob and electric oven, space and plumbing for washing machine and dishwasher and space for additional appliances, tiled walls.

From the **Entrance Hall** turning staircase to

## First Floor Landing

Double-glazed front aspect, radiator, airing cupboard with hot water tank and shelving, loft hatch.

## Bedroom 1

Double-glazed rear aspect, radiator, full width wardrobe cupboards with central dressing table area with drawers and mirror, overhead storage.

## Bedroom 2

Double-glazed front aspect, radiator.

## Bedroom 3

Double-glazed rear aspect, radiator.

## Bathroom

Frosted double-glazed front aspect. Vanity shelf with inset wash hand basin with chromium mixer tap, low flush w.c, with concealed cistern, P-shaped bath with chromium mixer tap and shower attachment, wall mounted Triton electric shower with wall bracket and hand shower, chromium towel warmer, fully tiled walls with mosaic tiled relief. Wall mounted mirror and shaver light, radiator.

## OUTSIDE

To the front of the property there is a wide area of lawn with flower and shrub border, tarmac driveway providing hard standing for up to 3 cars leading to a single garage with up and over door, power and light, side personal door, wall mounted gas fired boiler. Covered area and gated access to further covered area and opening to:

## Rear Garden

Comprising full width crazy-paved patio with outside tap. Cotswold stone dwarf wall opening to an area of lawn with shrub borders.

## Council Tax Band - E

**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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