

50 Bowes Close, Horsham, RH13 5SZ

FREEHOLD

Guide Price £430,000

Est. 1988









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Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Courtney Green are pleased to offer for sale this three bedroom end of terrace home situated in a tucked away position on a corner plot, and located in this sought after area offering great access for the station and town's amenities. The property is offered to the market with no onward chain and provides accommodation arranged over two floors. The front door leads into the entrance hall with cloakroom, and a door into the kitchen/breakfast room with a bay window, located at the front of the house . The living room is at the rear with a window and French doors to the garden. Upstairs are three bedrooms, two with built-in wardrobes, and the family bathroom. Outside, the front garden has established flower and shrub borders and path to front door. A side access gate leads to the south facing rear garden, which, being on the corner, is larger than average. There is a wide paved patio and a path leading to the summer house and personal door into the garage.

Situation Bowes Close is located off Kings Road and is less than a mile from Horsham's thriving Town Centre. For the more day to day essentials, there is a Tesco Express at the top of Kings Road as well as a Lidl supermarket at the bottom. Horsham mainline station is within easy reach with its direct service to London Victoria in less than one hour. The house is also set close to popular schools, making it an ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

Leaded double glazed **Front Door** to

Entrance Hall Laminate wood flooring, extractor fan.

Living / Dining Room Double glazed rear aspect and double glazed French doors to rear garden. Marble fire surround with electric coal effect fire, laminate wood flooring, understairs cupboard, TV point, radiator.

Kitchen Breakfast Room Double glazed bay front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light teal finish and having complimenting work top surfaces with ceramic tiled splashback, one and a half bowl single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob with concealed filter hood over, Bosch integrated dishwasher, Beko washing machine, integrated Zanussi fridge freezer, radiator, laminate wood flooring, pelmet lighting, downlighting.

From the hallway staircase rises to the **First Floor Landing** with loft hatch, giving access to loft space.

Bedroom 1 Double glazed front aspect. Radiator, double width wardrobe cupboard, tv point.

Bedroom 2 Double glazed rear aspect, radiator, double width wardrobe cupboard and airing cupboard.

Bedroom 3 Double glazed rear aspect, radiator.

Bathroom Frosted double glazed front aspect. Fitted with a white suite comprising panelled bath with chromium mixer tap, chromium thermostatic shower control, wall bracket and hand shower, pedestal wash hand basin, mirrored cabinet, low level WC, fully tiled walls, shaver point, chromium towel warmer, extractor fan, ceramic tiled flooring.

OUTSIDE

The front garden has established flower and shrub borders and a path leading to the front door. Side access gate leads to the south facing rear garden which being on the corner is larger than average. The rear garden comprises wide area of paved patio, lawn and path leading to a summer house and personal door to the garage.

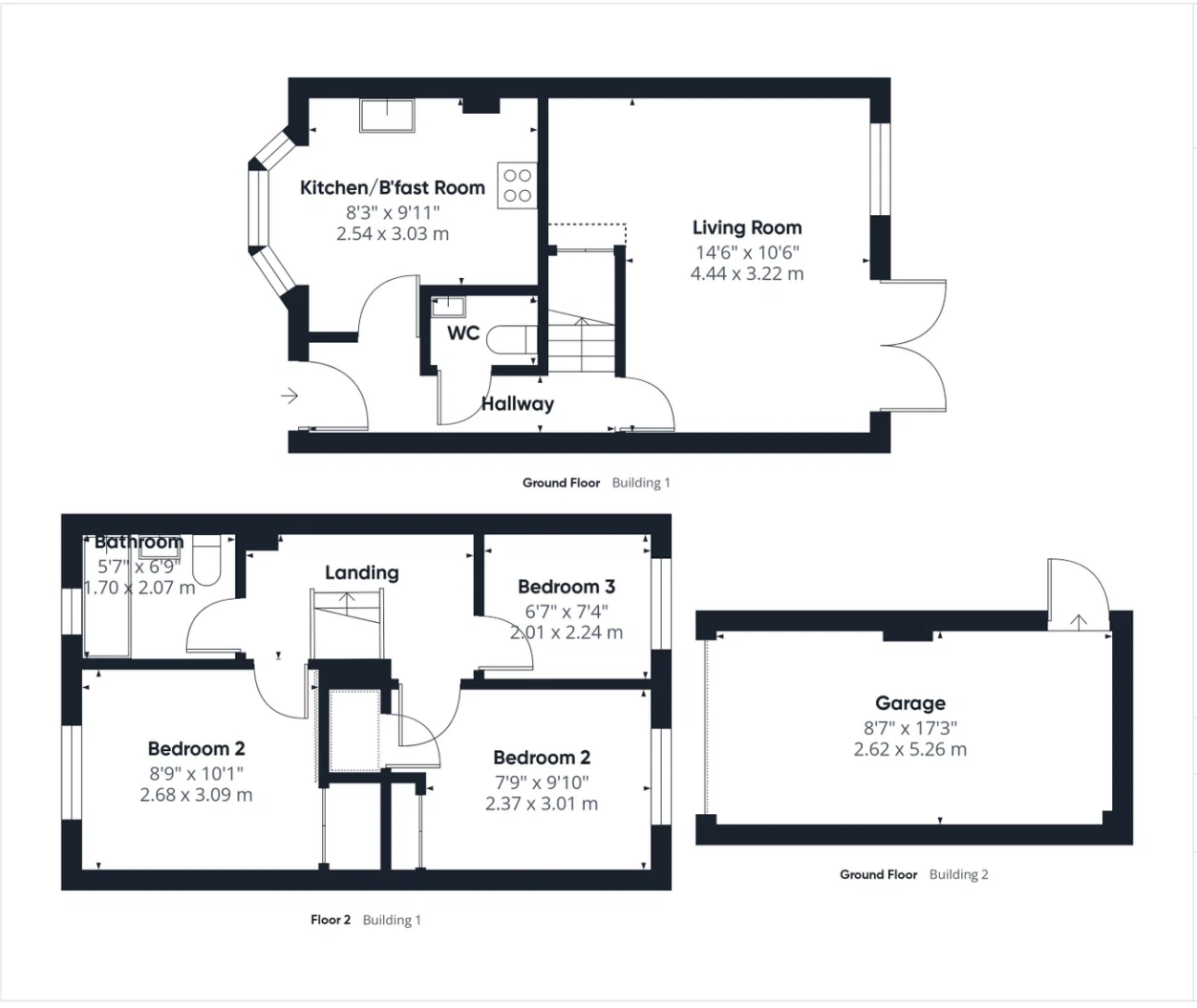
Garage Metal up and over door, power and light. To the front of the garage is parking for one car.

Estate Charge - £74.49 for 01/01/2026 - 31/12/2026

Council Tax Band - D
EPC Band - D

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

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.









Courtney Green Estate Agents

25 Carfax, Horsham, West Sussex, RH12 1EE

01403 252222

sales@courtneygreen.co.uk