



58 Earlswood Close, Horsham, RH13 6DB
Guide Price £440,000

FREEHOLD





Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Built in the mid 1980's is this three bedroom semi detached family residence located in an established residential close conveniently located for local shops, schools and the station. Offered for sale with the benefit of no ongoing chain, the accommodation comprises, principal bedroom with modern en-suite shower room, two further bedrooms and a family bathroom. There is an entrance hall with a downstairs cloakroom and a living room which opens up to a separate dining area, off which is a well fitted light Oak kitchen with granite worktops and integrated appliances. At the front of the property is a driveway leading to an integral single garage. Fully enclosed gardens to the rear enjoy a sunny Westerly aspect. There are local shops including a Co-Operative store, newsagents with sub post office, chemist etc within 1/4 distance, Horsham station is within a mile walking distance and Horsham town with its comprehensive range of shopping, sporting and leisure facilities is only 1 1/2 mile distant.

The accommodation comprises:

Frosted double glazed **Front Door** to **Entrance Hall**

Cloakroom

Frosted double glazed side aspect, low level WC, wall mounted wash hand basin, radiator.

Living Room

Double glazed front aspect, two radiators, tv/satellite points, wall mounted coal effect gas fire, uplighter, understairs cupboard, wide archway through to

Dining area

With double glazed French doors to the rear garden, radiator, two uplighters.

Kitchen

Double glazed rear aspect, fitted with a range of base and wall mounted cupboards and drawers in light Oak, having complementing granite worktop surfaces incorporating a 1 1/2 bowl sink with routed drainer, brushed metal monobloc tap, Beko electric hob, concealed extractor hood over, Neff fridge/freezer, Beko electric oven, integrated washing machine, integrated Neff slimline dishwasher. Corner concertina storage unit, chromium towel warmer, ceramic tiled splashback, pelmet lights and downlighting, concealed Potterton Prima boiler and display cabinet.

From the living room, a turning staircase rises to the

First Floor Landing

With access to loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

Double glazed rear aspect, radiator, wall uplighter, triple mirrored sliding doors, into double width wardrobe cupboard with hanging rail and shelf.

En-Suite Shower Room

Frosted double glazed rear aspect, Quadrant shower cubicle with Aqualisa thermostatic shower control, wall bracket and hand shower and curved shower screen. Wall mounted vanity unit with inset wash hand basin, chromium mixer tap, cupboards under, illuminated mirror, back to wall WC with chromium dual flush, chromium towel warmer, fully tiled walls and flooring, downlighting.

Bedroom 2

Double glazed front aspect, radiator, two wall lights, double width wardrobe cupboard with hanging rail and shelf, mirror fronted concertina doors, tv point.

Bedroom 3

Double glazed front aspect, radiator, double width wardrobe cupboards with hanging rails and shelf, concertina mirrored doors, tv point.

Bathroom

Frosted double glazed side aspect, panel enclosed bath with chromium mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled walls, radiator, mirror and shaver light.

OUTSIDE

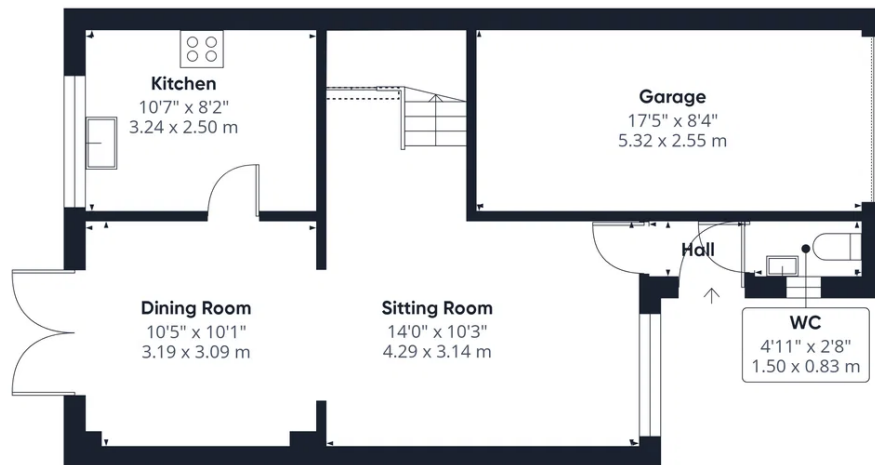
To the front of the property there is a tarmacadam driveway providing off road parking leading to an integral single garage with up and over door, power and light.

Gated side access leads to the rear garden with patio, lawn and mature shrub borders.

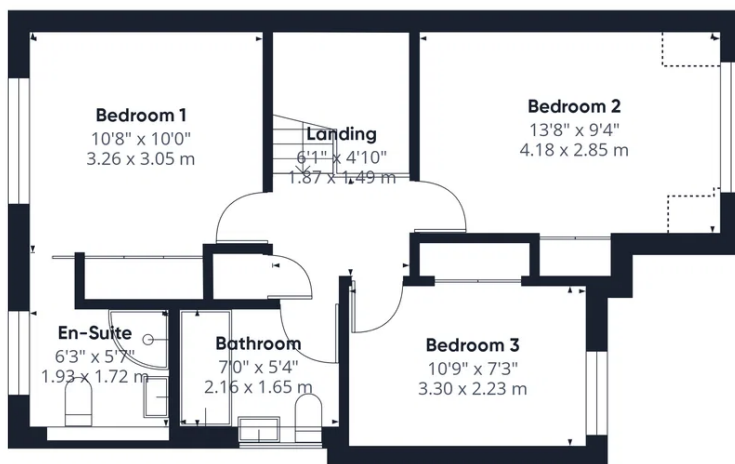
Council Tax Band - E

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Ground Floor



Floor 2



Approximate total area^m

1032 ft²
95.9 m²

Reduced headroom

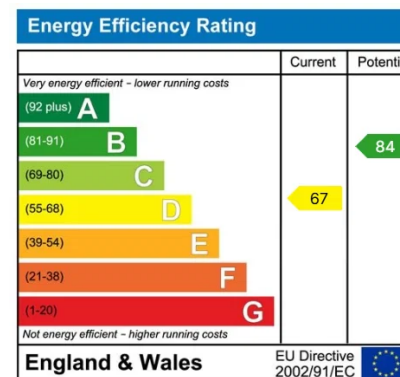
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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