



14 Shottermill  
Horsham, West Sussex, RH12 5HG  
Guide Price £450,000 Freehold



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GREEN

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# 14 Shottermill, Horsham, West Sussex, RH12 5HG

Situated at the end of an established residential close on the North side of Horsham, is this well presented three bedroom end of terrace family residence. The property boasts stylish accommodation which comprises, on the first floor, two double bedrooms and one single bedroom and a luxury family bathroom. On the ground floor is an entrance hall with a cloaks/shower room and opening to a modern fitted kitchen and a spacious lounge/dining room with doors opening to an established private rear garden. The property has double glazed fittings and a gas fired heating system to radiators and benefits from a single garage in a block nearby as well as an allocated parking space. The owner of the property is in the process of purchasing a vacant property.

The accommodation comprises:

Frosted double glazed **Front Door** to

## Entrance Hall

With laminate flooring, wall mirror.

## Cloaks/Shower Room

Frosted double glazed front aspect. Low level WC, chromium towel warmer, pedestal wash hand basin with mixer tap, mosaic tiled splashback, shower cubicle with concertina screen. Mira chromium thermostatic shower control, wall bracket and hand shower, tiled walls, extractor fan, ceramic tiled flooring.

## Kitchen

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in high gloss ivory finish and having complementing worktop surfaces incorporating a 1 1/2 bowl stainless steel sink with chromium monobloc tap, AEG gas hob with glass splashback and Zanussi stainless steel filter over, AEG electric oven, space for a fridge/freezer, Electrolux built in microwave, space and plumbing for slimline dishwasher, concealed gas boiler, laminate wood flooring.

## Living/Dining Room

Rear aspect with double glazed leaded windows, laminate wood flooring, panelled wainscot, under stairs cupboards, downlighting.

From the **Entrance Hall** the staircase rises to the

## First Floor Landing

With loft hatch, airing cupboard housing hot water cylinder and slatted shelving.

## Bedroom 1

Twin double glazed front aspect. Radiator, over stairs cupboard, tv aerial for wall mounted TV.

## Bedroom 2

Double glazed rear aspect, radiator, dark wood laminate flooring.

## Bedroom 3

Double glazed rear aspect radiator.

## Luxury Bathroom

Frosted double glazed side aspect. Fitted with a modern white suite comprising a stand alone bath tub having a rounded double ended shape, waterfall floor mounted free standing chromium bath/shower mixer tap, low level WC, wall mounted wash hand basin with chromium waterfall mixer tap, chromium towel warmer, glass shelf and mirrored cabinet, porcelain tiled walls and flooring with underfloor heating, inset mirrors, extractor fan.

## OUTSIDE

The property is approached along a block paved road and side access leading to the front garden with paved slabs and step leading to front door. The front garden comprises a small lawn with flower and shrub borders and quadrant slate bed. Side access leads to **single garage** on a block with metal up and over door, further allocated parking space, side gated access leads to the rear garden with a full width paved patio, flower and shrub borders and lawn with a rear circular patio and mature apple tree.

## Council Tax 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.

