



# 3 River Terrace

Ridgehurst Drive, Horsham, West Sussex, RH12 1EF  
Offers Over £390,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 3 River Terrace, Ridgehurst Drive, Horsham, West Sussex, RH12 1EF

Courtney Green are delighted to bring to the market this highly specified, two double bedroom, two bathroom home, build in 2023 to exacting standards by renowned local house builders Brix, and further improved by the current owners. Located on the popular West side of Horsham, the property is within walking distance of the town center and Horsham mainline train station is also just a short distance away. From the traditional hallway with engineered oak flooring which extends throughout the ground floor, there is a luxurious high-quality downstairs cloakroom, a well-judged kitchen/breakfast room with Shaker style fitted units in a wood grain two-tone finish with a stone effect worktops, and quality integrated appliances. There is a good-sized sitting room equipped with bi-fold doors which lead out to the rear garden. Upstairs, there are two double bedrooms, both with bespoke fitted wardrobes, the main bathroom, and a luxury en-suite shower room. Outside, there is a landscaped, secluded garden, as well as 1 allocated parking space with a dedicated EV charging point. Further features include Cat 5 cabling to the bedrooms and sitting rooms, satellite cabling to the sitting room, and routed to the loft space. The property is equipped with an energy-efficient Glow Worm 35-watt combination boiler which provide underfloor heating on the ground floor and radiator heating upstairs. Viewings are strongly recommended to appreciate this property's finer details.

## LOCATION:

The vibrant market town of Horsham, offers a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and cafe's, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which affords direct routes to London in under an hour, and links to the coast, whilst Gatwick airport is only a 20 minute drive. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fuelled mountain bike trails all within easy reach.

The accommodation comprises:

## Entrance Hall

A welcoming entrance hall with side aspect window, downlighting, high-level fuse board, doors to kitchen/breakfast room, downstairs cloakroom, and sitting room. Stairs rising to the first floor landing and under stair store cupboard with automatic light and Open Reach master socket.

## Cloakroom

Comprising a low-level WC with concealed dual flush, vanity wash hand basin with mixer tap over and storage beneath, extractor fan, and downlighting.

## Kitchen/Breakfast Room

The high specification kitchen comprises a range of eye and base level cabinets finished in a two tone of ink blue and off-white wood grain doors with complementing stone effect worktops and upstands over, stainless steel one and a half bowl sink and drainer with mixer tap, integrated Neff electric oven, integrated Neff electric four burner hob with hidden extractor hood, integrated fridge freezer, integrated slimline dishwasher, integrated washer/dryer, continuation of worktop creating a breakfast bar with display shelving above, downlighting, front aspect window.

## Sitting Room

The generously sized sitting room is a wonderfully bright space owing to the bi-folding doors to the rear which open fully, extending the living space outside. Downlighting, TV, Satellite and Ethernet points.

From the entrance hall, low level lighting illuminates the stairs which rise to the first floor landing, where there is a loft hatch accessing the loft space, and doors accessing all rooms.

## Principal Bedroom

The large principal bedroom has a rear aspect window overlooking the garden, a radiator, a door to the en-suite shower room, and a bespoke fitted double wardrobe with shelving and hanging space.

## En-suite Shower Room

This luxury ensuite shower suite comprises an oversized walk-in shower with hand held shower attachment and rainfall showerhead, worktop recessed vanity wash hand basin with mixer tap over and storage beneath, low-level WC with concealed dual flush, bathroom mirror with lighting, wall mounted bathroom cabinet, heated towel radiator, luxury vinyl tile flooring, downlighting and extractor fan.

## Bedroom 2

A further large double bedroom with two front aspect windows, radiator and bespoke fitted double wardrobe with shelving and hanging space.

## Bathroom

A luxury bathroom suite comprising an enclosed panel bath with concealed central bath mixer and bath filler, shower over bath with handheld shower attachment and rainfall showerhead, low-level WC with concealed dual flush, vanity wash hand basin with mixer tap over and storage beneath, bathroom mirror with lighting, luxury vinyl tile flooring, heated towel radiator, downlighting and extractor fan.

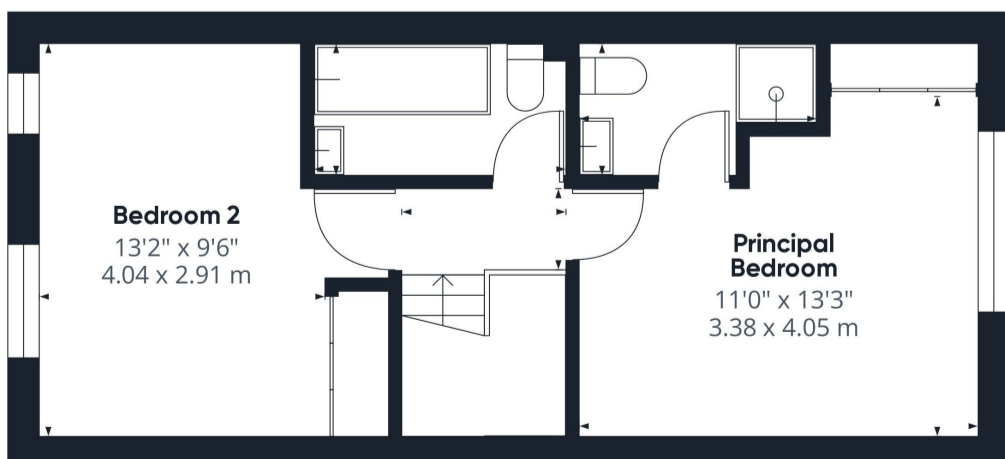
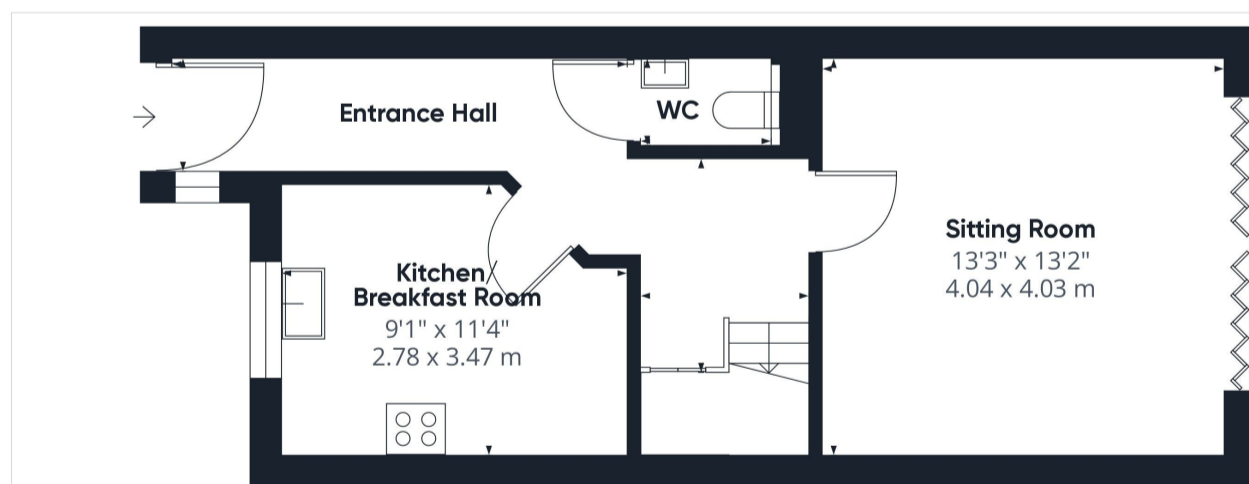
## Outside

To the front of the property is a raised lawn with Indian sandstone paved slab steps rising to the entrance door. To the rear is a secluded garden with a large porcelain patio with red brick retaining wall and steps rising to an area of lawn, outside tap, double power socket and wall light. A gate at the rear of the garden leads to the parking area where there is an allocated parking space with dedicated EV charging point.

## Council Tax Band - D

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

Ref: 24/5728/16/12/rev/13/05



**Approximate total area<sup>®</sup>**  
800.89 ft<sup>2</sup>  
74.40 m<sup>2</sup>

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	96
B (81-90)	84
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (1-38)	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

