38 Drake Close
Horsham, West Sussex RH12 5UB

Price £330,000 Freehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this lovely terraced house located in a popular cul-de-sac on the northwest side of Horsham. Drake Close is conveniently positioned, with a wide range of local services within walking distance including North Heath and Holbrook primary schools, a local convenience store with post office services, a café, pharmacy and dental practice. Also within short walking distance is 'The Holbrook Club' with its vast array of sporting facilities and member's lounge-bar. The property is well presented throughout and the accommodation comprises, in brief, an entrance hall, a fitted kitchen with integrated appliances, and a sitting room off-which is a conservatory which adds depth and versatility to the ground floor living space. Upstairs, there are two double bedrooms and a modern bathroom. The property enjoys a rear garden which backs onto woodland and has east/south aspects. There is a garage in a nearby block along with an additional allocated parking space. No onward chain.

The accommodation comprises:

Leaded double glazed **Front Door** to:

Entrance Hall
Laminate wood flooring, radiator, telephone point.

Living Room
Double glazed patio doors to the conservatory. Two radiators (one covered), deep understairs cupboard, tv ariel lead.

Conservatory
Double glazed french doors to the rear garden. Laminate wood flooring, power and light, radiator.

Kitchen
Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complimenting work top surfaces with ceramic tiled splashbacks and incorporating a corner stainless steel sink unit with one and a half bowls 'Cowan' monobloc tap, five ring stainless steel gas hob with Zanussi filter hood over, space for fridge freezer, space and plumbing for washing machine, ceramic tiled flooring, pelmet lighting and track spot light.

From the **Entrance Hall** staircase rises to the first floor landing with access to loft space having drop down ladder.

Bedroom 1
Double glazed rear aspect. Radiator.

Bedroom 2
Double glazed front aspect. Radiator, over stairs cupboard. Boiler cupboard housing Viessmann combination gas fired boiler, cupboard with hanging rail.

Bathroom
Panel enclosed bath with chromium mixer tap, shower attachment and wall bracket, vanity unit with inset wash hand basin having chromium mixer tap, cupboard under, back to wall WC, cupboard over, wall mirror, fully tiled walls, extractor fan, white towel warmer.

OUTSIDE

The property is positioned along a quiet walk way with paved path with lawn either side leading to the front door, with covered porch and outside bin store. There is a good sized rear garden which enjoys an easterly/south facing aspect and comprises and area of full width paved patio, lawn, further paved areas with timber garden shed, rear gated access to the side and front.

Parking

There is a numbered allocated parking space and a single garage located in a nearby block (2nd in at the end on the LHS).

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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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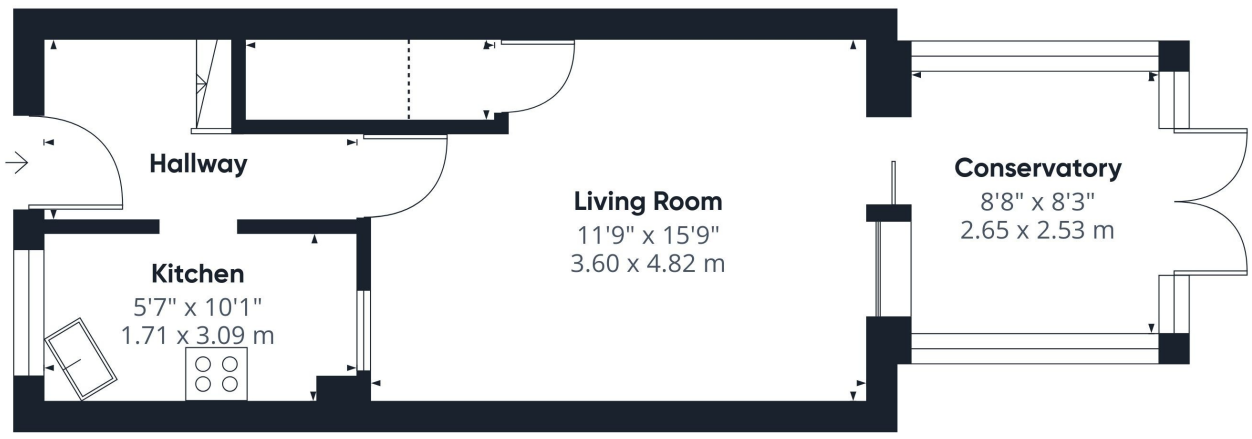
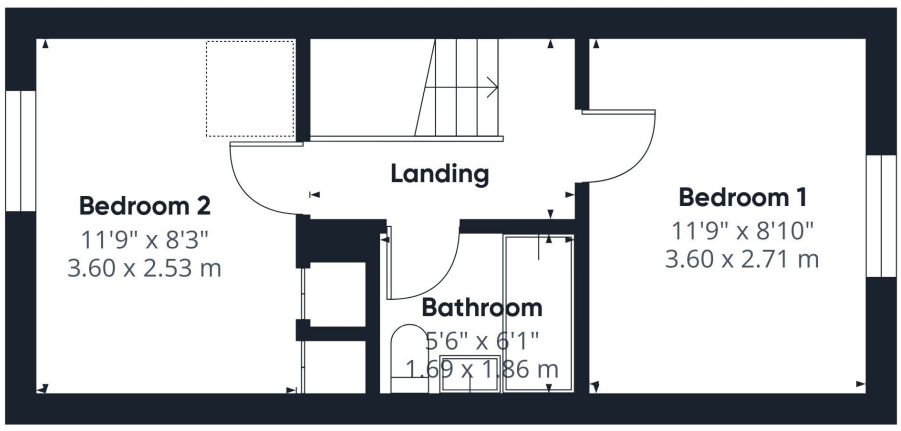


Ground Floor

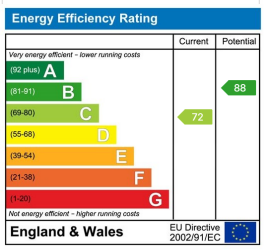


Floor 2

N W E S

Approximate total area(1)
651 ft²
60.5 m²

Reduced headroom
13 ft²
1.2 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.

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