



## 28 Standen Place

Horsham, West Sussex, RH12 5JS  
Guide Price £365,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 28 Standen Place, Horsham, West Sussex, RH12 5JS

Situated on the North side of Horsham in an established residential close, is this delightful end of terrace house with an attached garage offered for sale with the benefit of no forward chain. The property represents an ideal first time purchase and comprises two bedrooms and a bathroom on the first floor, downstairs a front door opening up to an entrance hall, giving access to a living room off which is a fitted kitchen with built in appliances and with room for a small breakfast table. The property has double glazed fittings and a gas fired heating system to radiators. A single garage is attached to the side of the house and this has been subdivided with a stud partition to create a separate workshop area with power and light. In front of the garage is a further area of parking and to the rear a good sized garden enjoys a sunny south and westerly aspect.

The accommodation comprises:

Frosted double glazed **Front Door** to

## Entrance Hall

Radiator, shelved cupboard, radiator, shelved cupboard, laminate wood flooring. Door to

## Living Room

Double glazed front aspect. Two radiators, under stairs recess, TV point, laminate wood flooring, three wall uplighters.

## Kitchen/Breakfast Room

Double glazed rear aspect and double glazed door to the garden. Fitted with a range of base and wall mounted cupboards and drawers in light Oak effect finish having complementing worktop surfaces with tiled splashbacks, incorporating a single drainer stainless steel sink with chromium monobloc tap, AEG touch control hob and electric oven under, concealed filter hood, concealed wall mounted Worcester gas fired boiler, space and plumbing for washing machine, integrated Bosch slimline dishwasher, radiator.

From the Entrance Hall a turning staircase rises to the **First Floor Landing**.

## Bedroom 1

Twin double glazed front aspect. TV/Satellite point, radiator, telephone point, stairwell box.

## Bedroom 2

Twin double glazed rear aspect, radiator, full width mirror fronted wardrobe cupboards with sliding doors.

## Bathroom

Fitted with a white suite comprising panel bath with mixer tap, wall mounted Triton electric shower unit with wall bracket and hand shower, low level WC, corner medicine cabinet, pedestal wash hand basin with chromium mixer tap, glass shelf, wall mirror, chromium towel warmer, shaver point, mirrored cabinet, tiled walls and ceramic tiled flooring, extractor fan.

## OUTSIDE

The property is approached by a tarmacadam driveway providing off road parking leading to an attached garage with metal up and over door. The garage has been part divided to create a useful workshop area to the rear with power and light and door to the rear garden.

The front garden comprises an area of lawn with shrub borders. The rear garden is of a good size and enjoys a sunny, south and westerly aspect laid mainly to lawn and having a full width paved patio and two maturing trees.

## 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.

