



127 Ropeland Way
Horsham, West Sussex, RH12 5NZ
Guide Price £335,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

127 Ropeland Way, Horsham, West Sussex, RH12 5NZ

Courtney Green are delighted to offer for sale this well presented two bedroom house built in 1997 by McLean Homes. The property is situated on the North side of Horsham and enjoys a (courtyard) feeling with a wide block paved area to the front and delightful South facing rear garden. The house, which is arranged over two floors, briefly comprises an entrance hall, with Oak flooring, bespoke fitted kitchen with Oak worktops and built in appliances, a good sized living/dining room with Oak floorings and patio doors opening to the rear garden. Upstairs there are two bedrooms, the principal bedroom having built in wardrobes, and there is a bathroom with a modern white suite. Other features of the home include gas radiator central heating, double glazing and UPVC external facias. This property has the advantage of a garage and parking to the front, and the property is offered for sale with the benefit of no ongoing chain.

The accommodation comprises:

UPVC double glazed **Front Door** to

Entrance Hall

Oak flooring, covered radiator, cloaks cupboard.

Kitchen

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in cream shaker finish, having wooden worktop surfaces incorporating a stainless steel sink unit with chromium monobloc tap, SMEG gas hob with electric oven under, concealed filter hood over, ceramic tiled splashback, pelmet lighting, space for a fridge/freezer, kickstart floor heater, space and plumbing for washing machine, Potterton Suprema gas fired boiler.

Living/Dining Room

Double glazed rear aspect and double glazed French doors to the rear garden. Oak flooring, two radiators. Staircase rising to the

First Floor Landing

Pull down hatch to part boarded and insulated loft space.

Bedroom 1

Double glazed dual rear aspect. Radiator, mirror fronted double width wardrobe cupboard, airing cupboard housing factory lagged tank with immersion heater and shelving.

Bedroom 2

Double glazed front aspect, radiator.

Bathroom

Frosted double glazed front aspect. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, wall bracket and hand shower, low level WC, wall mounted wash hand basin with tiled splashback, chromium mixer tap, radiator, localised tiling, downlighting, extractor fan.

OUTSIDE

To the rear of the property is a South Westerly backing rear garden, being in the region of 40ft long with a shaped brick hedge patio area, area of lawn with shrub borders enclosed by panel fencing with gated rear access, outside light and tap, timber garden shed.

To the front of the property there is block paved forecourt with **Garage** metal up and over door, eaves storage space and parking to the front.

Council Tax Band - C

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

