



9 Owlscastle Close
 Horsham, West Sussex, RH12 5YA
 Guide Price £415,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

9 Owlscastle Close, Horsham, West Sussex, RH12 5YA

Situated in an established residential close and within walking distance of North Heath Community Primary School, the Holbrook Sports Club and a local parade of shops and eateries, is this delightful semi-detached house. Improved by the current owners, the well presented accommodation comprises, on the first floor, two good sized bedrooms and a modern bathroom. On the ground floor, the front door opens up to an enclosed porch off which is a spacious and comfortable sitting room. The property features a stylish Shaker-style fitted kitchen which opens to a former conservatory which has had a replacement solid roof and ceiling installed to create a light and airy dining room. The property benefits from replacement double-glazed windows, and has a gas-fired heating system to radiators. Outside, to the rear, there is an enclosed garden with an area of lawn, paved paths and patio. To the front of the property there is an area of hardstanding providing off road parking, leading to an attached carport with double doors to the front and open to the rear. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful house to appreciate its features and sizeable accommodation.

The accommodation comprises:

Double glazed **Front Door** opening to

Entrance Porch

With frosted double glazed front aspect, door to

Sitting Room

Double glazed front aspect. Two radiators, understairs cupboard. Door to

Kitchen/Dining Room

Kitchen Area Fitted with range of base and wall mounted cupboards and drawers in shaker style with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Beko touch control electric hob with stainless steel filter over and Beko double oven under, space and plumbing for washing machine and dishwasher, concealed Vailant gas fired boiler, space for an American style fridge/freezer, laminate wood flooring, opening to the **Dining Area** with double glazed French Doors to the rear garden, downlighting, radiator.

From the Sitting Room an open tread staircase rises to the

First Floor Landing

Loft hatch with drop down ladder.

Bedroom 1

Double glazed front aspect. Radiator, two double wardrobe cupboards.

Bedroom 2

Double glazed rear aspect. Radiator, over stairs airing cupboard with hot water tank and shelving.

Bathroom

Frosted double glazed side aspect. Fitted with a modern white suite comprising panel bath with chromium mixer tap, wall mounted Mira electric shower unit with wall bracket and hand shower, low level WC, pedestal wash hand basin, tiled walls.

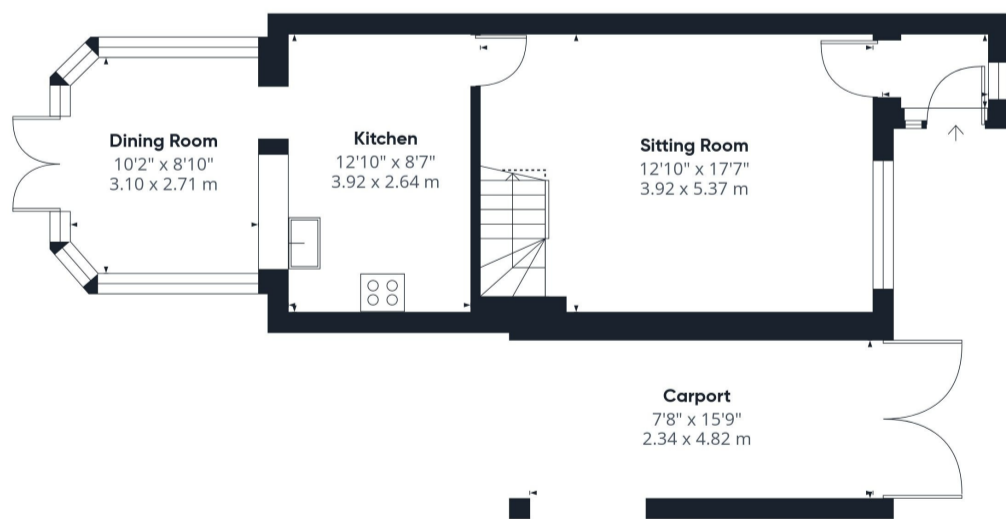
OUTSIDE

To the front of the property there is concrete hard standing providing off road parking to the side of which is a path and area of lawn. Double doors open to side **Carport** with power and light and vehicle EV charger. The carport opens up to the rear garden which comprises an area of lawn with paved path to the side leading to a patio, tall conifer screening to the rear.

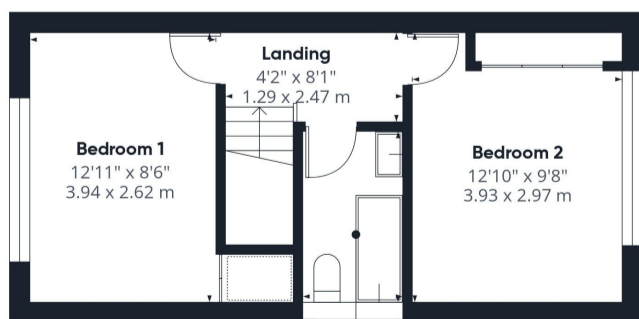
Council Tax Band - C

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.

Ref: 25/5839/21/07



Ground Floor



Floor 2



Approximate total area^m
886 ft²
82.2 m²

Reduced headroom
8 ft²
0.8 m²

Energy Efficiency Rating		Current	Potential
Key energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		63
(21-38)	F		
(1-20)	G		
Key energy inefficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

(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.

GIRAFFE 360

