

9 Barnes Wallis Avenue, Christs Hospital, Horsham, RH13 0TJ

£440,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Leasehold

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Courtney Green are pleased to be offering for sale this well appointed three storey mews style house built by Gleeson Homes in 2004 within the picturesque and historic hamlet of Christ's Hospital. The spacious and well presented accommodation comprises, a principal bedroom with en-suite shower, two further double bedrooms, a family bathroom and study and an entrance hall off which is a cloakroom, a modern fitted kitchen with built in appliances and a light and airy lounge/dining room. The living room overlooks the rear garden, which enjoys a sunny Southerly aspect. The property has double glazed-fitments and gas fired heating to radiators. Christ's Hospital is situated just 10 minutes drive from Horsham town centre and features its own mainline train station with direct routes to London, Gatwick and the coast and features the Bluecoat Sports Health and Fitness club. The property is located on the fringe of the unique English co-educational independent day and boarding school.

Obscured glazed **Front Door** to

Entrance Hall Laminate wood flooring, radiator.

Cloakroom Low level WC, wash hand basin with tiled splash back, radiator, laminate wood flooring.

Kitchen Double-glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in teal finish with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Zanussi eye level double oven and gas hob, concealed filter over, ceramic tiled walls, integrated fridge/freezer, Beko dishwasher, space and plumbing for washing machine, pelmet lighting and downlighting, ceramic tiled flooring, radiator.

Lounge/Dining Room Double-glazed French doors with sidelights to the rear garden, ornate chimney breast with feature fire surround having marble hearth and inlay, gas corner fit real flame fire, two wall lights, radiator, under stairs cupboard with light.

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

Bedroom 2 Twin double-glazed rear aspect, two double-widened wardrobe cupboards, radiator.

Bedroom 3 Double-glazed front aspect, radiator.

Study Double-glazed front aspect, full width desk top, laminate wood flooring.

Family Bathroom Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, wall bracket and hand shower, shower screen, low level WC, pedestal wash hand basin with chromium mixer tap and tiled splashback, glass shelf, mirror and shaver light, radiator, ceramic tiled floor flooring, extractor fan.

From the landing, the staircase rises to the

Second Floor Level Cupboard housing a wall mounted gas-fired boiler.

Principal Bedroom Double-glazed rear aspect, radiator, two eaves cupboards and loft hatch, two double-width wardrobe cupboards, door to

En-Suite Shower Double-glazed front aspect, corner shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, tiled walls, radiator, low level WC, eaves cupboard, pedestal wash hand basin, tiled splashback, mirror and shaver light, ceramic tiled flooring, extractor fan.

OUTSIDE

To the front of the property there is a gated front garden with path leading to the property.

The rear garden comprises an area of full width paved patio, lawn, timber garden shed, flower and shrub borders, the rear garden enjoys a sunny Southerly aspect.

Parking The owner of no.9 Barnes Wallis Avenue has the right to use the allocated parking in Bay No 13 (this was the plot number), however, the owner does not own the bay.

There is an estate management charge - £617.09pa

Council Tax Band - E

EPC 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.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.









Courtney Green Estate Agents

25 Carfax, Horsham, West Sussex, RH12 1EE

01403 252222

sales@courtneygreen.co.uk

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