



12 Reapers Close
 Horsham, West Sussex, RH12 5TG
 Offers Over £550,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

12 Reapers Close, Horsham, West Sussex, RH12 5TG

Courtney Green are pleased to bring to the market this four bedroom link-detached family home, located in a quiet cul-de-sac in the North Heath area of Horsham. Modernised and presented in good order, the accommodation comprises an entrance porch opening to an inner entrance hall with downstairs cloakroom, an open plan kitchen/dining room, a dual aspect sitting room, a conservatory, and a garage/utility room makes up the ground floor. On the first floor there are three double bedroom, a fourth large single bedroom and a family bathroom. Outside, a driveway provides off road parking to the front, and to the rear is a wonderfully secluded garden with paved patio areas, lawn, timber shed, and established planting. The property is double glazed throughout and a recently fitted gas fired boiler provides heating and hot water.

LOCATION The property is conveniently positioned under two miles from the town centre and within walking distance of Littlehaven train station, North Heath Primary School, Pondtail Park and a useful parade of shops which includes a local convenience store, sub post office, pharmacy and cafe's. For older children, the property also falls within the catchment areas of the popular secondary schools, Millais and Forest.

Entrance Porch A convenient entrance area with front and side aspect windows and door opening to inner entrance hall, where there is a radiator, stairs rising to the first floor landing, downlighting, doors to cloakroom, kitchen, and sitting room.

Cloakroom Low-level WC, wall mounted wash hand basin, front aspect obscured window, heated towel radiator, downlighting.

Sitting Room A wonderfully bright room with large front aspect window and French doors opening to the conservatory. There is a central electric feature fireplace, two radiators, and downlighting.

Kitchen/Dining Room A modern shaker style kitchen comprising a range of eye and base level cabinets and drawers finished in an off-white with contrasting worktops over, stainless steel one and a half bowl sink and drainer with mixer tap, integrated four burner gas hob with hidden extractor hood over, double electric oven, integrated fridge freezer, integrated full-size dishwasher, display shelving, under stairs store cupboard housing electricity fuse board, downlighting, radiator, rear aspect window overlooking garden, and door to garage/utility room.

Garage/Utility Room The garage has a powered roller door to the front, and rear access door to the garden. There are a run of base cabinets with space and plumbing for washing machine, space for tumble dryer, and gas fired boiler.

Conservatory A highly versatile space, this part brick part UPVC conservatory has power, underfloor heating, and French doors opening to the garden.

From the entrance hall stairs rise to the **First Floor Landing** where there are doors accessing all rooms, and a loft hatch accessing the loft space.

Bedroom 1 A large and bright double bedroom with ample fitted wardrobe space, two front aspect windows, and radiator.

Bedroom 2 A further large double bedroom with double fitted wardrobe, high-level fitted cupboard over stairs, radiator, and front aspect window.

Bedroom 3 A third double bedroom with front aspect window, and radiator.

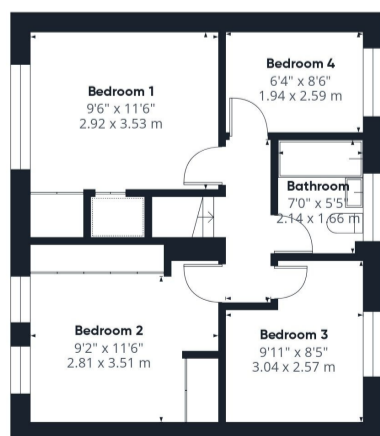
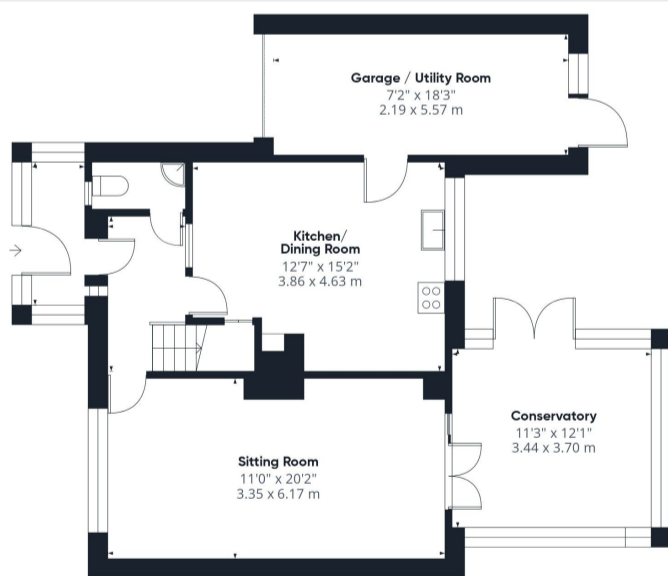
Bathroom A modern white bathroom suite comprising an enclosed panel bath with bath mixer tap, Aqualisa power shower over, vanity wash hand basin with storage below and mixer tap above, low-level WC with dual flush, heated towel radiator, rear aspect obscured window.

OUTSIDE

The rear garden is wonderfully private and is mainly laid to lawn with a paved patio area leading to a further shingle seating area. There is a timber shed, established plant and tree borders, and rear access gate. To the front, a driveway provides off road parking and accesses the garage, and there is a large frontage with a border hedge and a mature apple tree making an attractive front outlook.

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

Ref: 25/5837/21/07



Approximate total area¹⁾
1203 ft²
111.8 m²

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		69
E (49-54)		
F (39-48)		
G (1-38)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

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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