



54 Drake Close
Horsham, West Sussex, RH12 5UD
Guide Price £315,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this end-terrace, two double bedroom home, located in a very popular close off North Heath Lane. The property is conveniently located just 1/2 mile walking distance of Littlehaven Station and a wide range of local services including North Heath and Holbrook primary schools, a local convenience store with post office services, a café, pharmacy and dental practice. Also within short walking distance is ‘The Holbrook Club’ with its vast array of sporting facilities, state-of-the-art gym and lounge-bar. The accommodation on the ground floor comprises in brief an entrance hall, bright and open sitting/dining room, and the kitchen. On the first floor, there are two good size bedrooms and a bathroom. Outside, there is a secluded rear garden with side access and a single garage en-bloc. Offered to the market with no onward chain, viewings are strongly recommended.

Frosted double glazed **Front Door** to

Entrance Hall
Radiator, BT Master socket, vinyl flooring, door to

Kitchen
Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in white with light grey worktop surfaces incorporating a single drainer stainless steel sink with a monobloc tap, space for a gas/electric cooker with filter hood over, space and plumbing for washing machine and fridge, ceramic tiled splashback, vinyl flooring.

Living Room
Double glazed rear aspect and double glazed side aspect, French doors to the rear garden, Oak wood flooring, two radiators, open archway to kitchen, deep understairs cupboard with power and light.

From the entrance hall the staircase rises to the

First Floor Landing
With loft hatch.

Bedroom 1
Double glazed rear aspect, near full width wardrobe cupboards with hanging rails and shelves, two mirrored doors, radiator.

Bedroom 2
Double glazed front aspect. Stair box, wardrobe recess, radiator.

Bathroom
Frosted double glazed side aspect window. Fitted with a white suite comprising panel bath with chromium mixer tap, chromium thermostatic shower control, wall bracket and hand shower, glass screen, vanity unit with inset wash basin having chromium mixer tap and cupboard under, low level WC with concealed cistern, localised tiling, wall mirror, chromium towel warmer, ceramic tiled flooring, downlighting, extractor fan.

OUTSIDE

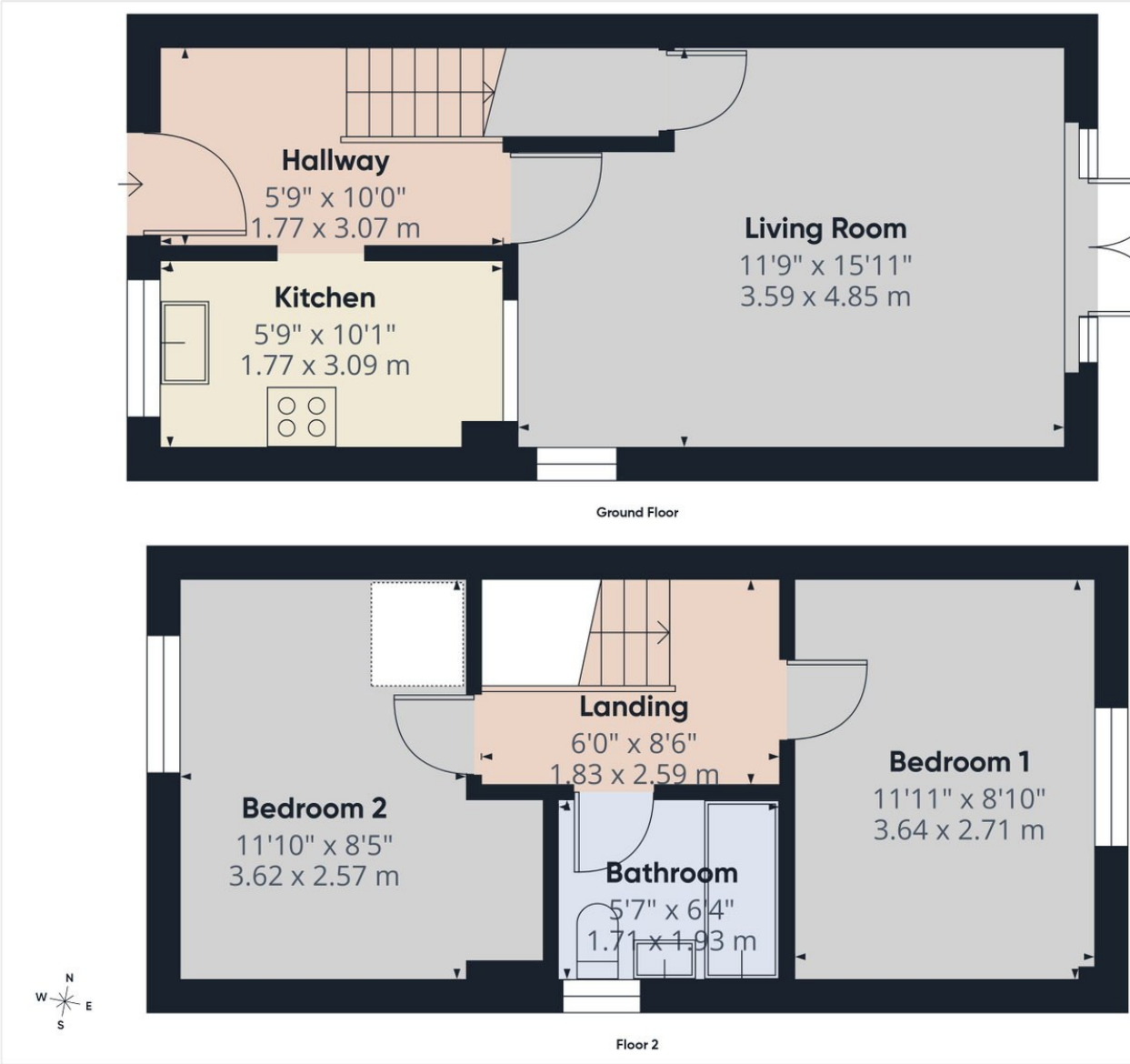
The property is approached via paved pathway with lawn and shrub beds either side. There is a porch with store cupboard. Side access and gate leads to the rear garden which comprises and area of lawn, paving stepping stones, timber garden shed and patio. The rear garden has an Easterly aspect and backs on to woodland.

Garage
There is a single garage in a nearby block with a black up and over door.

Council Tax Band C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not had sight of any formal documentation relating to the same.

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.



Approximate total area⁽¹⁾

590 ft²
54.8 m²

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		87
B (81-90)		
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
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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