



23 Kingslea
 Horsham, West Sussex, RH13 5PS
 Guide Price £350,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated along a walkway at the end of a residential close is this delightful terraced house built in the mid 1980's and offered for sale with the benefit of no ongoing chain. The property has a gas fired heating system to radiators, double glazed replacement windows and allocated parking for two cars. This property represents an ideal first time purchase. The accommodation comprises, on the first floor, two double bedrooms and a modern bathroom with a white suite, and on the ground floor, an entrance hall off which is a modern fitted Shaker style kitchen, and a living room/breakfast room. There are gardens to the front and rear, the rear being approximately 60feet in length. The property is conveniently located within half a mile walking distance of Horsham station and within walking distance of Kingslea junior school, Lidl and Tesco Express. Horsham Park and the town centre are approximately 1 mile distant.

The accommodation comprises:

Obscure glazed **Front Door** to

Entrance Hall

With wood flooring, cupboard housing gas and electric meters, under-stairs cupboard.

Kitchen/Breakfast Room

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in cream Shaker style finish having complementing worktop surfaces with mosaic tiled splashback, inset circular bowl with drainer and chromium monobloc tap, pelmet lighting, stainless steel four ring gas hob with filter hood over and electric oven under, fridge and washing machine (untested by agent), breakfast bar, ceramic tiled flooring.

Lounge/Dining Room

Double glazed rear aspect and double glazed door to the garden, radiator.

From the entrance hall the staircase rises to the

First Floor Landing

With loft hatch.

Bedroom 1

Double glazed rear aspect, radiator.

Bedroom 2

Double glazed front aspect, radiator, over stairs cupboard with shelves, double width cupboard housing Worcester gas fired boiler, hanging rail and shelf.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin with chromium mixer tap, panel enclosed bath with chromium mixer tap, wall bracket and hand shower, glass screen, localised tiling, extractor fan, ceramic tiled flooring, radiator.

OUTSIDE

At the front of the property there is a small garden and bin store. The rear garden extends to approximately 60 feet in length and comprises full width paved patio, area of lawn, timber garden shed.

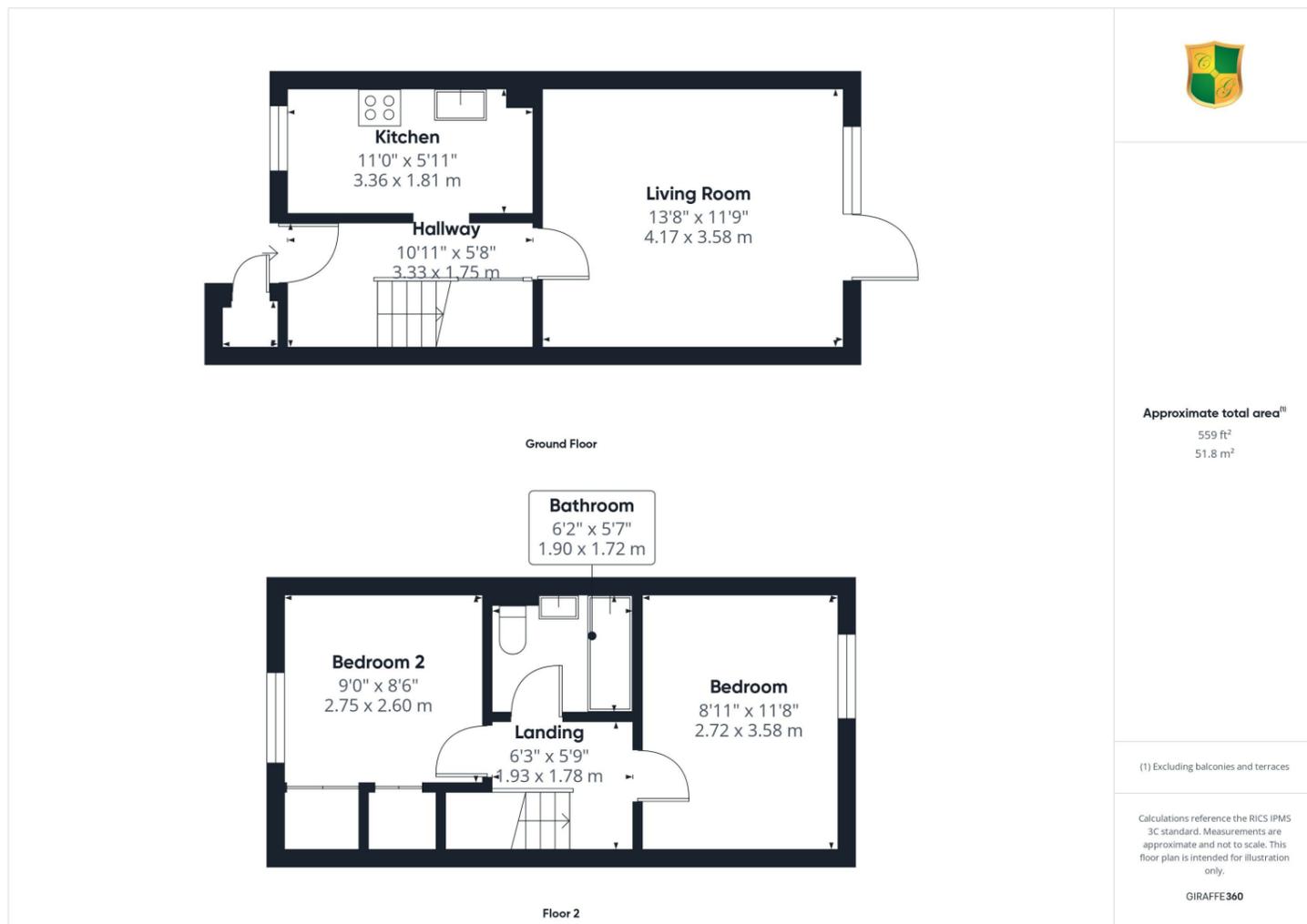
Parking

There is allocated parking for two cars.

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: 25/5833/15/07



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	