



16 Bailey Close

Horsham, West Sussex, RH12 5QR
Guide Price £400,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

16 Bailey Close, Horsham, West Sussex, RH12 5QR

Situated on the North side of Horsham is this spacious two double bed roomed semi-detached house offered for sale with the benefit of no ongoing chain. The accommodation comprises two double bedrooms and a modern fitted bathroom on the first floor, and on the ground floor a front door opens up to an entrance hall off which is a kitchen with a front aspect and, a spacious living room which opens up to a double glazed conservatory. To the front of the property there is hardstanding for off road parking and a lawn. Gated access leads to the rear garden which is of a good size and enjoys an easterly aspect. The property has double glazed fittings and a gas fired heating system to radiators and it's location is convenient for easy access onto the A264 with links to Gatwick, London and the coast. Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities is approximately 2 1/2 miles distant.

The accommodation comprises:

Double glazed **Front Door** to

Entrance Hall

Laminate wood flooring, radiator, under stairs cupboard.

Kitchen

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in shaker style with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine, space for a gas cooker and fridge/freezer, tiled splashback and flooring, extractor fan, concealed Ideal gas fired boiler.

Living/Dining Room

Double glazed double aspect to the rear with patio doors to the Conservatory, laminate wood flooring, radiator.

Conservatory

Double glazed with power and light, French doors to the side giving access to the garden. Ceramic tiled flooring.

From the entrance hall the staircase rises to the **First Floor Landing**.

Bedroom 1

Double glazed front aspect. Double width wardrobe cupboard, radiator.

Bedroom 2

Twin double glazed rear aspect over looking the rear garden. Double width wardrobe cupboard, radiator.

Bathroom

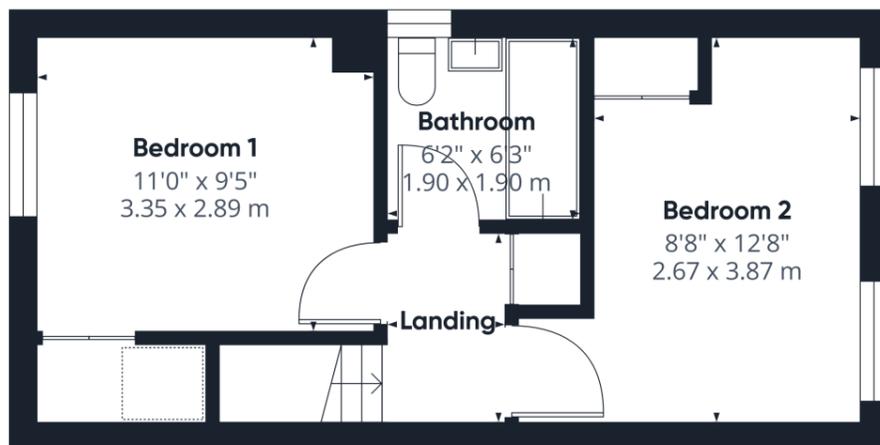
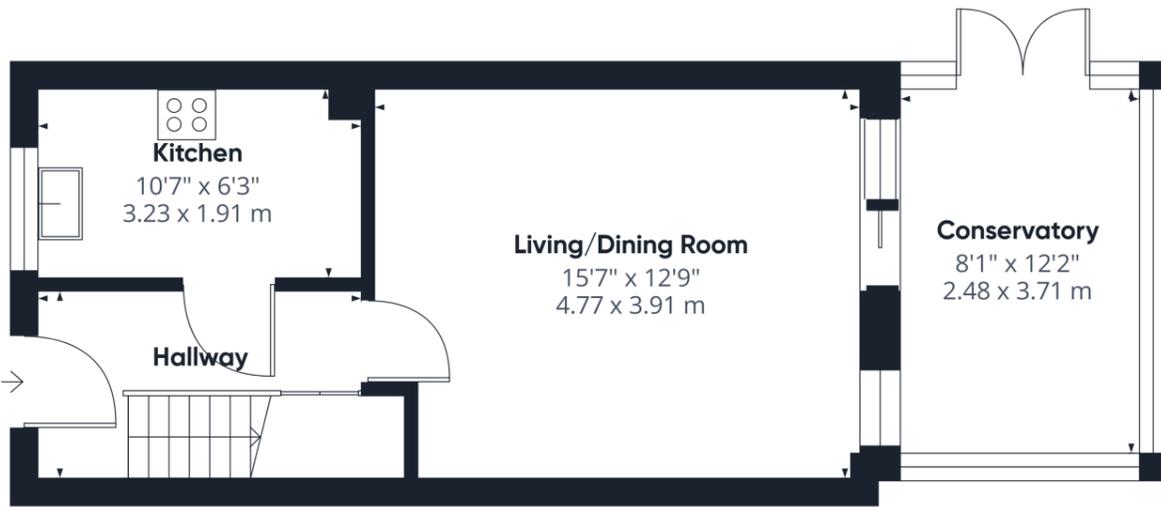
Frosted double glazed side aspect. Fitted with a modern suite in white with grey trim. Vanity wash hand basin with cupboard under, chromium mixer tap, back to wall WC, P-shaped bath with chromium mixer tap, chromium thermostatic shower control with overhead drencher, wall bracket and hand shower, localised tiling, extractor fan, illuminated mirror.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking to the side of which is an area of lawn, gated access leads to the rear garden which comprises a side courtyard paved area housing timber garden shed and store, paved patio joins a lawn with stepping stone path with flower and shrub beds and borders, raised planters and shingle bed with seating area. The rear garden enjoys a sunny East and Southerly aspect.

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.



Approximate total area⁽¹⁾
746 ft²
69.2 m²

Energy Efficiency Rating		Current	Potential
<small>(92-100) A</small> Most energy efficient - lower running costs			
<small>(81-91) B</small>			
<small>(69-80) C</small>			
<small>(55-68) D</small>			
<small>(49-54) E</small>			
<small>(41-48) F</small>			
<small>(35-39) G</small> 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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