



22 Brushwood Road
 Horsham, West Sussex, RH12 4PE
 Guide Price £450,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Situated along an established and popular residential road is this detached three bedroomed house offered to the market with the benefit of no forward chain. The well presented accommodation comprises, on the first floor, two double bedrooms and a single bedroom, a good sized shower room and separate WC. On the ground floor, a fully enclosed porch opens up to an entrance hall off which is a double aspect sitting room, a dining room and a modern fitted kitchen. To the side of the property there is a private driveway providing off road parking leading to an attached single garage. The property features a larger than average rear garden which has an easterly aspect. The property's location affords easy access to the Crawley Road and the A264 with direct routes to Gatwick, London and the coast. Situated nearby is a local convenience store and Littlehaven station is approximately 1 mile distant. The vendors sole agent Courtney Green strongly recommends an internal inspection of this delightful house.

The accommodation comprises:

Frosted double glazed **Front Door** to

Entrance Porch With quarry tiled flooring, light and door to meters store cupboard, frosted double glazed door to

Entrance Hall Radiator, deep understairs cupboard.

Sitting Room Double glazed double aspect to the front and side, radiator, twin satellite cable.

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

Kitchen Double glazed rear aspect and frosted double glazed door to the rear garden. L-shaped with a range of base and wall mounted cupboards and drawers in white high gloss finish having complementing worktop surfaces with metro style tiled splashbacks, 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Lamona touch control electric hob with stainless steel filter hood over and electric fan oven under, space and plumbing for dishwasher and space and plumbing for washing machine, space for a fridge/freezer, radiator.

From the Dining Room the staircase rises to the

First Floor Landing Airing cupboard with hot water cylinder and shelving, boiler cupboard housing Worcester wall mounted gas fired boiler, loft hatch.

Bedroom 1 Double glazed front aspect, radiator, over stairs cupboard with hanging rail and shelf.

Bedroom 2 Double glazed rear aspect, radiator, over stairs cupboard with hanging rail and shelf.

Bedroom 3 Double aspect to the front and side, radiator.

Shower Room Frosted double glazed side aspect. Full width shower cubicle with glass screen, Aqualisa chromium thermostatic shower control, wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, tiled walls and flooring, downlighting, radiator.

Separate WC Frosted double glazed side aspect, low level WC, radiator, tiled walls and floor.

OUTSIDE

To the front of the property there is an area of lawn with flower and shrub border. A block paved driveway provides hard standing and leads to an attached **Single Garage** with up and over door, power and light, rear personal door to the garden. The rear garden is of a good size and comprises area of patio and lawn, gated rear access.

Council Tax Band - E

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.

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