



15 Primrose Copse
Horsham, West Sussex, RH12 5PY
Guide Price £425,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

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Courtney Green are delighted to bring to the market this wonderfully presented and recently improved, three bedroom family home located in a popular cul-de-sac in North Horsham. Having undergone extensive refurbishment work in the last five years, including redecoration, new bathrooms, and new carpeting throughout, the property is now ready for the next owner to move into and enjoy. The accommodation in brief comprises an entrance hall, sitting room with electric fireplace, kitchen/dining room, three good sized bedrooms, a family bathroom and an ensuite shower room to the principal bedroom. Outside there is a wonderfully secluded rear garden, a small but neatly kept front garden, a garage with power and lighting and a driveway providing parking for at least three cars. Double glazed windows throughout and gas fired central heating.

Location: Conveniently located for easy access to the A264, A24 and M23 and approximately ¾ of a mile from Littlehaven station providing regular services to London Victoria and London Bridge. Horsham town centre is approximately two miles distant and offers a wide range of national and independent traders as well as a thriving café and restaurant culture. A further benefit of this location is the number of excellent schools within easy reach including Forest School (senior boys) and Millais (senior girls), and Holbrook Primary School is just around the corner.

The accommodation comprises:

Entrance Hall

A convenient entrance area with fitted coir matt, glazed door opening to internal hallway, with radiator and door to sitting room.

Sitting Room

With front aspect window, fitted plantation shutters, two radiators, electric fireplace with decorative surround and tiled hearth, satellite point, BT fibre optic point, large understairs storage cupboard.

Kitchen/Dining Room

A modern fitted kitchen comprising a range of eye and base level cabinets and drawers finished in a gloss white shaker style door with complementing wood effect worktops above and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four burner gas hob and extractor hood over, cupboard housing Worcester Bosch gas fired boiler, space and plumbing for washing machine and dishwasher, wood effect flooring, radiator and double glazed door to rear garden.

From the Entrance Hall, stairs rise to the **First Floor Landing**, where there is an airing cupboard housing the hot water tank and a loft hatch accessing the loft space.

Bedroom 1

A good sized double bedroom with front aspect window, fitted plantation shutters, radiator, satellite point and door to ensuite.

En-suite Shower Room

A modern en-suite shower room fitted with a white suite comprising a walk-in shower with mixer, handheld shower attachment and rainfall showerhead, vanity wash hand basin with mixer tap and storage beneath, and a low-level WC with dual flush. There is a heated towel radiator, downlighting, and an extractor fan.

Bedroom 2

A further double bedroom with rear aspect window, fitted plantation shutters, and radiator.

Bedroom 3

A single bedroom with front aspect window, fitted plantation shutters, radiator and built in storage cupboard.

Family Bathroom

A well-appointed family bathroom fitted with a contemporary white suite comprising a panel-enclosed bath with mixer tap and handheld shower attachment, vanity wash hand basin with mixer tap, and a low-level WC with dual flush. Additional features include a heated towel radiator, downlighting, an obscured rear-aspect window providing natural light, and LVT flooring.

OUTSIDE

To the front of the property is a neatly kept garden with attractive planting and paved pathway leading to the front door. To the rear is a secluded garden which is mainly laid to lawn with a paved patio area and path leading to the side access door of the garage.

To the side of the property is a driveway which provides parking for three cars and gives vehicular access to the garage. The **garage** has the benefit of power and lighting and further storage could be made by boarding the roof space.

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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