



2 Longfield Road

Horsham, West Sussex, RH12 1LQ

Guide Price £350,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

2 Longfield Road, Horsham, West Sussex, RH12 1LQ

Courtney Green are pleased to offer for sale this three bedroom semi-detached family residence situated in a most convenient position within walking distance of the town centre and local amenities. Offered for sale with the benefit of no-ongoing chain, the property is in need of modernisation and improvement and provides an ideal opportunity for any discerning purchaser to make their own mark. That being said, there is a modern gas fired heating system to radiators and there are double glazed fittings throughout. The accommodation comprises an entrance hall off which is a good sized living room and kitchen. On the first floor there are three bedrooms, a bathroom and a separate toilet. The established rear garden is of a good size and enjoys a south and west backing aspect.

The accommodation comprises:

Front Door with opaque double glazed side light to

Entrance Hall
Radiator, meters cupboard

Living Room
Double glazed double aspect to the front and rear with double glazed French doors to the rear garden. Radiator, serving hatch to the kitchen.

Kitchen
Double glazed double aspect to the side and rear, opaque double glazed door to the rear lobby. Fitted with a range of base and wall mounted cupboards and drawers with complimenting work top surfaces having a double drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine and gas cooker. Integrated Zanussi fridge and freezer (not tested), understairs cupboard, larder cupboard.

Rear Lobby
Double glazed patio doors to the rear garden, quarry tiled floor, door to Store.

From the **Entrance Hall** staircase rises to the

First Floor Landing
Loft hatch, double width airing cupboard with hot water tank, shelves and wall mounted 'Worcester' gas fired boiler.

Bedroom 1
Double glazed front aspect. Radiator, range of built in wardrobe cupboards with chest of drawers and dressing table area with mirror, over stairs cupboard.

Bedroom 2
Double glazed front aspect. Radiator, over stairs cupboard.

Bedroom 3
Double glazed rear aspect. Radiator.

Bathroom
Frosted double glazed rear aspect. Fitted with panelled bath having chromium mixer tap and shower attachment. Wall mounted Triton electric shower unit with wall bracket and hand shower, pedestal wash hand basin, chromium towel warmer, fully tiled walls.

Separate WC
Frosted double glazed rear aspect. Low level WC.

OUTSIDE

Side gate opens up to front garden which has a hedgerow border with lawn area. Path to the side of the house where there is a door to a **Workshop** having power and light. Gated access leads to the **rear garden** which is of a good size with fence and hedgerow surround, wide area of lawn dissected with a paved path. Adjoining the property is a full width paved patio. The rear garden enjoys a south and west backing aspect.

Council Tax Band - D

Referral Fees: Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

