

23 Downsview Road, Horsham, RH12 4PF

FREEHOLD

Offers Over £475,000

Est. 1988









ARMA

naea propertymark PROTECTED

arla propertymark PROTECTED

SAFE AGENT

LICENSED NALS LICENSED

The Property Ombudsman

rightmove find your happy

PrimeLocation.com Find the home you deserve

Zoopla.co.uk Smarter property search

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

A neatly presented four-bedroom end-of-terrace family home, situated at the end of a quiet and sought-after residential cul-de-sac in north-east Horsham. Having been extensively enlarged, the accommodation comprises an entrance porch, a versatile front reception room, a dual-aspect sitting room, a fitted kitchen and a downstairs cloakroom. On the first floor, there are four good-sized bedrooms, with the principal bedroom benefiting from a large en-suite shower room, and there is a modern family bathroom. The property is approached via a footpath and overlooks an attractive communal green. The front garden is mainly laid to lawn with shrub planting and to the rear, the garden enjoys a good degree of privacy with far-reaching views across the North Downs. There is also a parking space and a garage in a nearby block. Heating and hot water are provided by a modern gas-fired boiler, the property is double-glazed throughout and has cavity wall insulation. Offered to the market with no onward chain.

The accommodation comprises:

Dining Room An internal door from the entrance porch opens into a versatile front reception room, currently used as a dining room but large enough to serve as a second sitting room or family room. Features include a front-aspect window, three radiators, a serving hatch to the kitchen and doors to the internal hallway and sitting room.

Sitting Room A wonderfully bright and spacious dual-aspect room, with a gas fireplace creating a central focal point. There is a radiator, media points, a front aspect window, French doors opening onto the rear patio and a further door to the internal hallway.

Kitchen Fitted with a range of eye and base level cabinets and drawers, with complementary worktops. There is a stainless-steel one-and-a-half-bowl Franke sink and drainer with mixer tap, an integrated Smeg electric oven, a four-burner Smeg gas hob, a concealed extractor hood, space for a fridge/freezer, space and plumbing for a dishwasher and washing machine. Further features include a radiator, a rear-aspect window overlooking the garden and a serving hatch to the front reception room.

Cloakroom Comprising a low-level WC with dual flush, a wall-hung wash hand basin, a heated towel radiator and an obscure-glazed rear-aspect window.

Internal Hallway With an understairs storage cupboard, a door to the rear garden, an alarm control panel, a radiator and stairs rising to the first-floor landing.

First-floor Landing With a radiator, a cupboard housing the Worcester Bosch gas-fired boiler, a loft-access hatch and doors to all rooms.

Principal Bedroom A large principal bedroom suite with a front-aspect window, a radiator, a fitted wardrobe and a door to the en-suite shower room.

En-suite Shower Room A modern suite comprising an oversized, low-threshold walk-in shower with a concealed shower mixer, handheld attachment and rainfall showerhead, a vanity wash hand basin with mixer tap and storage beneath, and a low-level WC. Further features include an obscured rear-aspect window with fitted plantation shutters, a radiator, a heated towel radiator and an extractor fan.

Bedroom 2 A large double bedroom with a rear-aspect window and a radiator.

Bedroom 3 A further double bedroom with a front-aspect window, a radiator and an airing cupboard housing the hot-water tank.

Bedroom 4 With a front-aspect window and a radiator.

Family Bathroom A white suite comprising a bath with a tiled panel, mixer taps and handheld shower attachment, a low-level WC with dual flush, and a pedestal wash hand basin with mixer tap. Further features include a heated towel radiator, floor-to-ceiling wall tiling, a tiled floor, an obscured rear-aspect window and downlighting.

Outside

To the front, the property is approached via a footpath and overlooks an attractive communal green. The front garden is mainly laid to lawn with shrub borders and low hedging. To the rear, a generous paved patio provides space for outdoor seating and entertaining, leading onto a lawn bordered by established shrubs and trees. The garden enjoys a good degree of privacy, with fenced boundaries, a side access gate and far-reaching views across the North Downs. There is also a garage located in a nearby block, together with a parking space.

Additional Informtion

EPC	- D
Council Tax Band	- D

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.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.









Courtney Green Estate Agents

25 Carfax, Horsham, West Sussex, RH12 1EE

01403 252222

sales@courtneygreen.co.uk