

20 Alder Copse

Horsham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 3 bedroom semi-detached house
- Detached Garage & driveway
- Potential to modernise
- No onward chain
- Large rear garden with lawn and patio areas
- Convenient for Horsham town centre
- Close proximity to Arunside Primary School, St John's Catholic schools & Tanbridge House Secondary School
- Solar panels providing electricity*

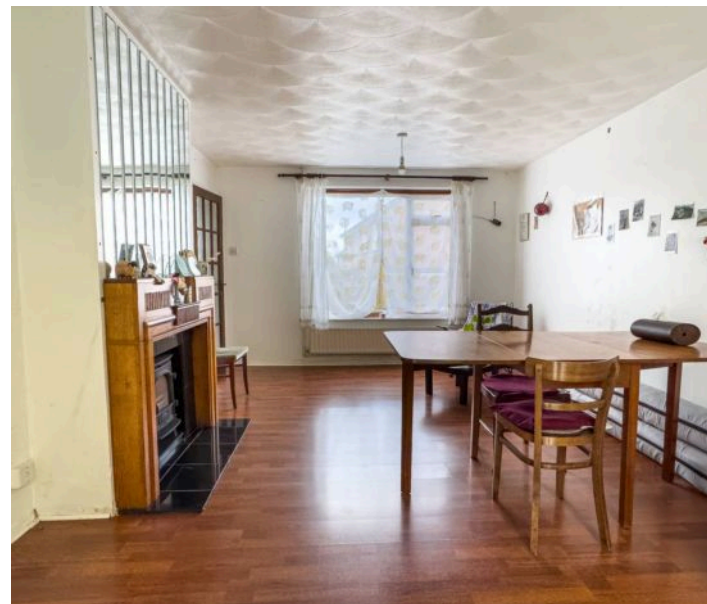




This well-proportioned three bedroom semi-detached house presents an excellent opportunity for buyers seeking a family home with potential to modernise, and is offered with no onward chain.

The entrance hall leads to the spacious living room which runs the full length of the property and further leads onto the conservatory. The kitchen/diner also runs the full length of the property with ample storage and worktop space and provides direct access to the driveway and garden.

Upstairs, there are three good sized bedrooms, the family bathroom with separate WC, as well as storage cupboards and loft access.

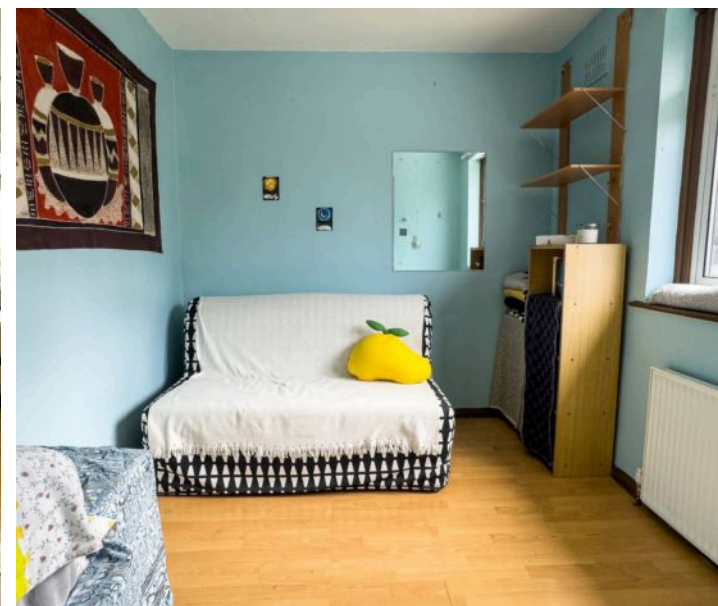
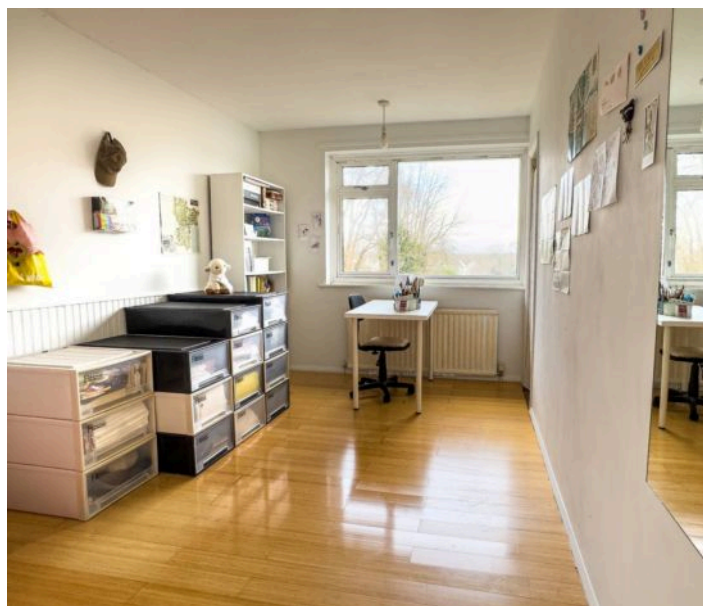


The rear garden is a particular feature with patio and BBQ areas, a raised lawn and established trees and shrubs. There is also a garden to the front of the property and driveway with detached garage to the side.

Situated at the end of a cul-de-sac just moments from Horsham town centre and a selection of local schools, including Arunside Primary, St John's Catholic and Tanbridge House Secondary School. Horsham town centre itself offers a wide range of shopping facilities including the Swan Walk Shopping Centre, Waitrose/John Lewis and independent shops, bars, coffee shops and restaurants in The Carfax as well as an Everyman Cinema, and numerous health and leisure centres and parks.

This property is an ideal choice for buyers looking to create their own home in a popular and established residential area, combining a well proportioned house with the potential for further improvement to suit modern tastes and requirements.

* There are solar panels that provide a vast majority of the electricity for the property, leading to minimal electricity bills. There is a 25 year lease arrangement with the solar panels that runs until 2036 and will likely require approval from a mortgage lender. Potential buyers are advised to discuss this with their mortgage lender.

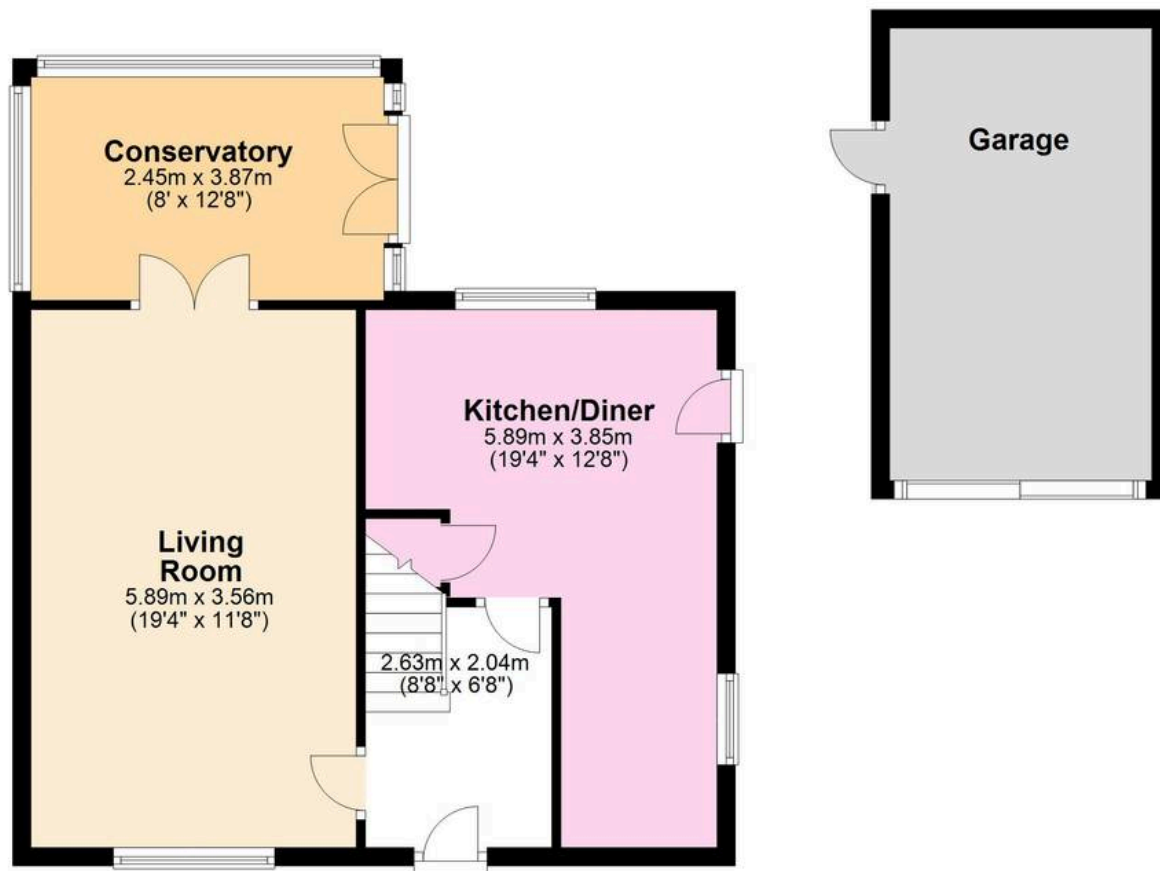






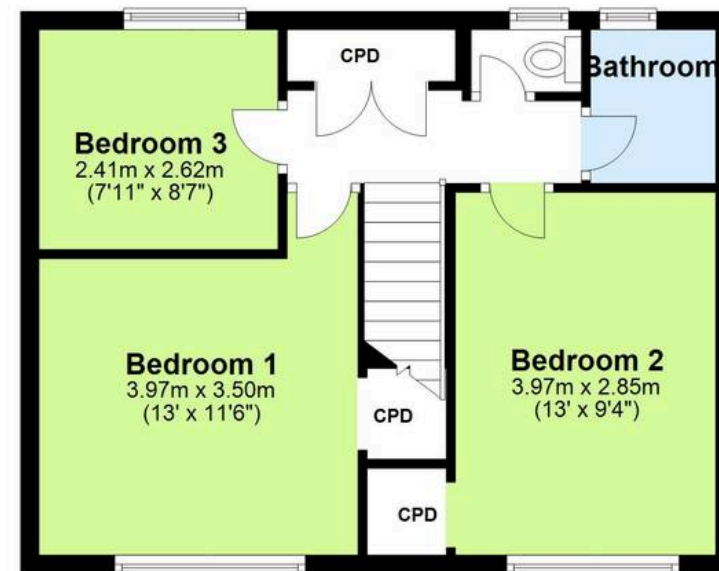
Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)