59 Kingslea

Horsham, West Sussex, RH13 5PS

Guide Price £325,000 Freehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

59 Kingslea, Horsham, West Sussex, RH13 5PS

Situated in an established residential close within walking distance of Horsham station, Lidl's store and the town, is this terraced house built in the mid 1980's, offered for sale with the benefit of no ongoing chain. The property represents and ideal first time purchase and the accommodation comprises, on the first floor, two double bedrooms and a modern bathroom with a white suite, and on the ground floor an entrance hall with limed wood effect laminate flooring which flows throughout the ground floor, a living room and a modern fitted kitchen. There is a rear garden which enjoys a sunny easterly aspect and features a raised timber decking area and easy to maintain shingle bed.

The accommodation comprises:

Opaque glazed **Front Door** to

Entrance Hall
Radiator, limed wood effect laminate flooring which flows throughout the ground floor. Light Oak meters cupboard, BT master socket, understairs cupboard.

Lounge/Dining Room
Double glazed rear aspect and double glazed door to the garden. Radiator, TV satellite point and twin satellite cable, downlighting, serving hatch to the kitchen.

Kitchen
Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect having complementing worktops surfaces incorporating a stainless steel four ring gas hob with filter hod over and electric oven under, inset stainless steel sink with chromium taps, space and plumbing for washing machine and dishwasher and space for a fridge freezer, tiled splashback, spotlights.

From the entrance hall the staircase rises to the

First Floor Landing
With access to loft space.

Bedroom 1
Double glazed rear aspect. Radiator, telephone point, satellite cable.

Bedroom 2
Double glazed front aspect. Radiator, airing cupboard with hot water cylinder and shelving, wardrobe cupboard housing wall mounted gas fired boiler, hanging rail and shelf.

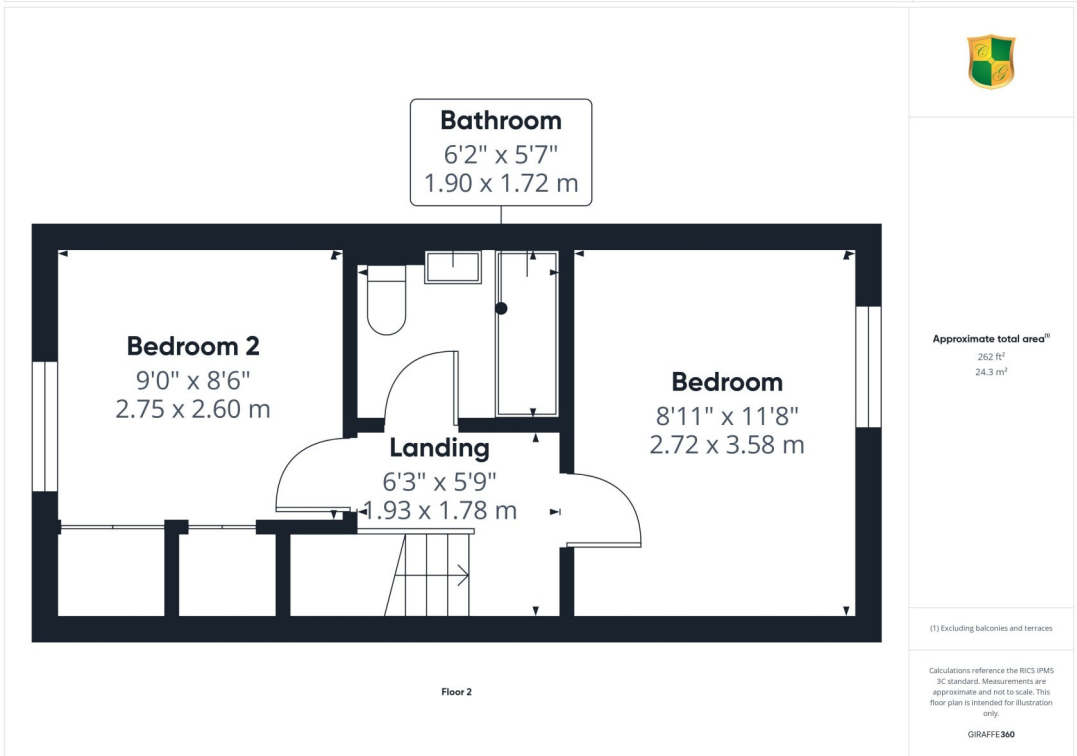
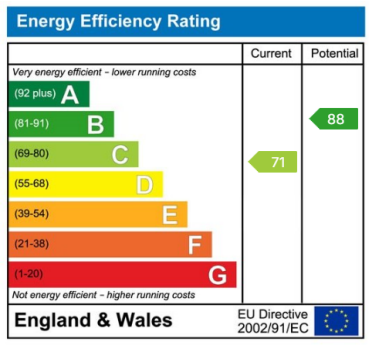
Bathroom
Fitted with a modern white suite comprising panel bath with chromium taps, wall mounted electric Triton T80 shower unit with wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, low level WC, chromium towel warmer, localised tiling, shaver light, extractor fan, limed wood effect laminate wood flooring,

OUTSIDE

To the front of the property there is a tarmacadam driveway providing off road parking, bordered by hedgerow.

The rear garden enjoys a sunny, easterly aspect comprising an area of raise timber decking with balustrade surround, steps leading to shingled area with stepping stones leading to a timber garden shed and shrub bed. Outside light.

Council Tax Band - C

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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