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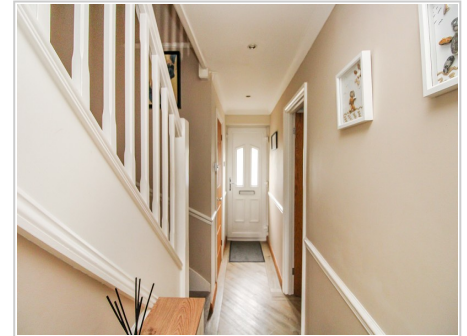
£450,000



- THREE BEDROOM LINK DETACHED HOUSE
- ENTRANCE HALL
- LOUNGE
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- EN SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- REAR GARDEN
- DRIVEWAY

**Ref: PRA13040**

Viewing Instructions: Strictly By Appointment Only



## General Description

Zoom are delighted to offer for sale this modern and well presented three bedroom link detached home located within the sought after town of Horsham. In brief the accommodation comprises of an entrance hall, downstairs WC, lounge, open plan kitchen/dining room, three bedrooms, en suite shower to bedroom one and a family bathroom. Outside the property is an enclosed spacious rear garden and to the front a driveway providing off road parking and leads to the garage, which has been converted and is now used as storage/utility area.

Located on the west side of the historic market town of Horsham. The property is conveniently situated within easy reach of the town centre with a wide variety of amenities. Horsham mainline station with regular services into London is just over half a miles walk away. Offered to the market with no onward chain, an internal viewing comes highly recommended to appreciate this property in full.

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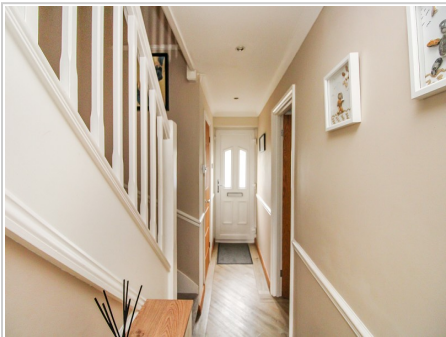
## Accommodation

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### Front Door

Opening to;

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### Entrance Hall

Radiator, stairs to first floor, under stairs cupboard, leading to;

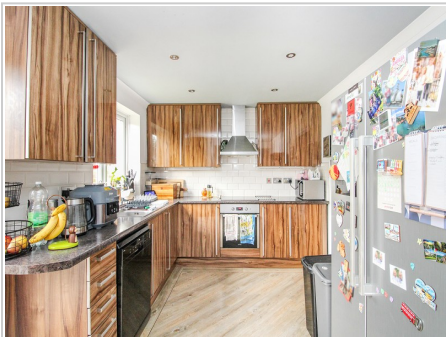
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### Lounge (16' 01" x 9' 06" ) or (4.90m x 2.90m)

Window to front, radiator, TV Point.

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### Kitchen/Dining Room (24' 00" x 14' 01" ) or (7.32m x 4.29m)

Equipped in a range of base and eye level units comprising a stainless steel sink with draining board and mixer tap, built in oven with hob and extractor hood over, space for dishwasher, space for fridge/freezer, windows to rear, radiator, doors to rear garden.

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### First Floor Landing

Loft access, doors to;

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**Bedroom 1 (11' 01" x 9' 06" ) or (3.38m x 2.90m)**

Window to front, radiator, door to En Suite.

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**En Suite**

Comprising a shower cubicle, wash hand basin, heated towel rail.

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**Bedroom 2 (11' 01" x 8' 08" ) or (3.38m x 2.64m)**

Window to rear, radiator.

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**Bedroom 3 (9' 03" x 6' 06" ) or (2.82m x 1.98m)**

Window to rear, radiator.

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**Bathroom**

Comprising an enclosed bath tub, wall mounted shower attachment, low flush WC, wash hand basin, heated towel rail, window, tiled walls.

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## Rear Garden

Fully enclosed with patio area, area of lawn, garden shed.

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## Driveway

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## Garage

Has been partially converted and now used as storage/utility area.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

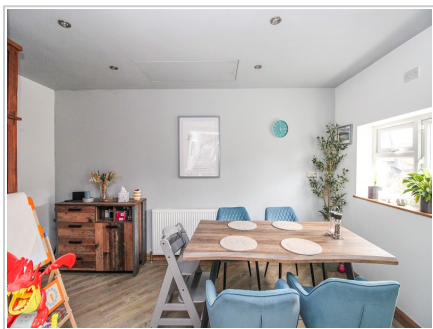
## Tenure

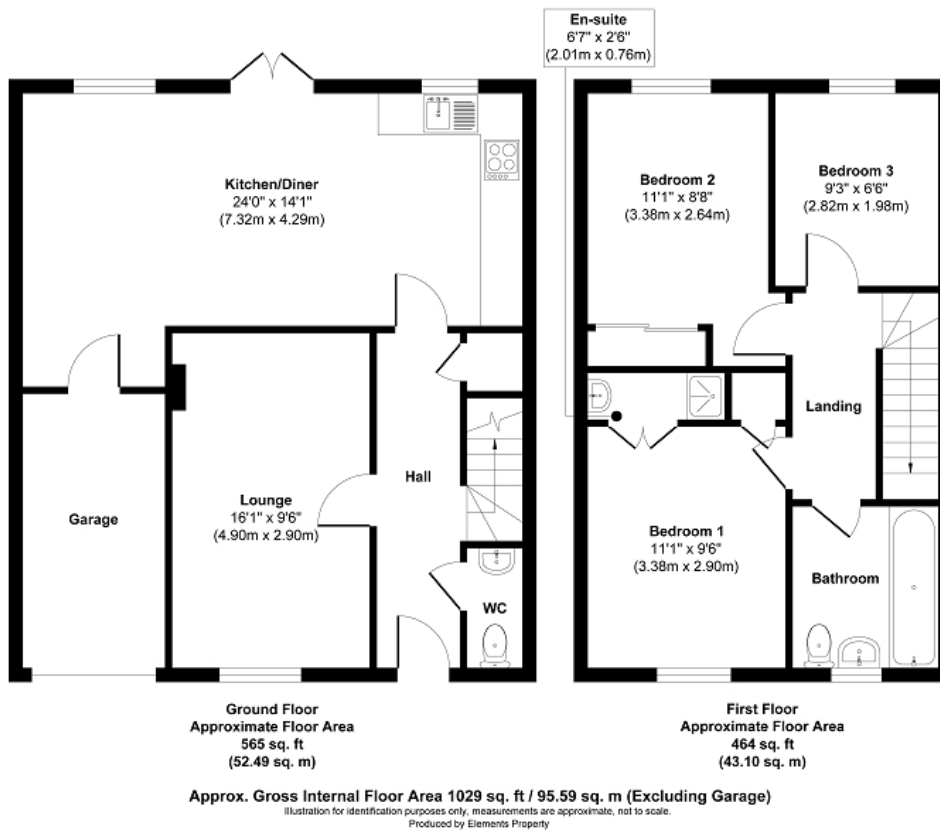
We are informed that the tenure is Freehold

## Council Tax

Band E

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.