



4, Roebuck Close | Horsham | West Sussex | RH13 5UN





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£335,000

A beautifully presented two bedroom house situated in a cul-de-sac location. It is just a few minutes drive to the A264 with links to the A24 and M23, it also just under two miles to the centre of Horsham with its excellent range of shops, cafes and restaurants. Finally, it is a few minutes walk from Leechpool and Owlbeech woods, with numerous woodland trails. This two bedroomed mid-terrace house has the addition of a quality heated conservatory which also gives access to the garden. The kitchen has been re-fitted with cottage style units and on the first floor the landing gives access to two bedrooms and a bathroom with a modern suite. The property benefits from double glazed windows and gas fired heating to radiators. There is also allocated parking.



Entrance

Replacement front door with matching window to side, to:

Hall

Staircase to first floor, radiator.

Living Room

Radiator, understairs cupboard, double glazed double opening doors leading to:

Conservatory

Of brick and uPVC construction with a clear glazed roof, radiator, double glazed windows, double opening doors leading to garden.

Kitchen

Re-fitted with a range of cottage style units comprising: worksurface with cupboards under, inset stainless steel sink unit with mixer tap, further matching worksurfaces, space and plumbing for fridge and

space and plumbing for washing machine, space for cooker with extractor hood over, eye-level cupboards, double glazed window.

Landing

Access to roof space, linen cupboard.

Bedroom One

Full length fitted wardrobes with mirror fronted sliding doors, double glazed window, radiator.

Bedroom Two

Double glazed window, radiator, fitted cupboard.

Bathroom

White suite comprising: panel bath with mixer tap with mixer shower over with retractable shower screen, pedestal wash hand basing with mixer tap, w.c., extractor fan.

Allocated Parking.

Situated close by.

Front Garden

With a central path and lawn to either side, flower bed adjacent the property and water tap.

Rear Garden

The beautifully maintained garden is almost entirely laid to brick paving with raised flower bed to one side and there is a timber garden shed. At the bottom of the garden is a gate giving rear access.

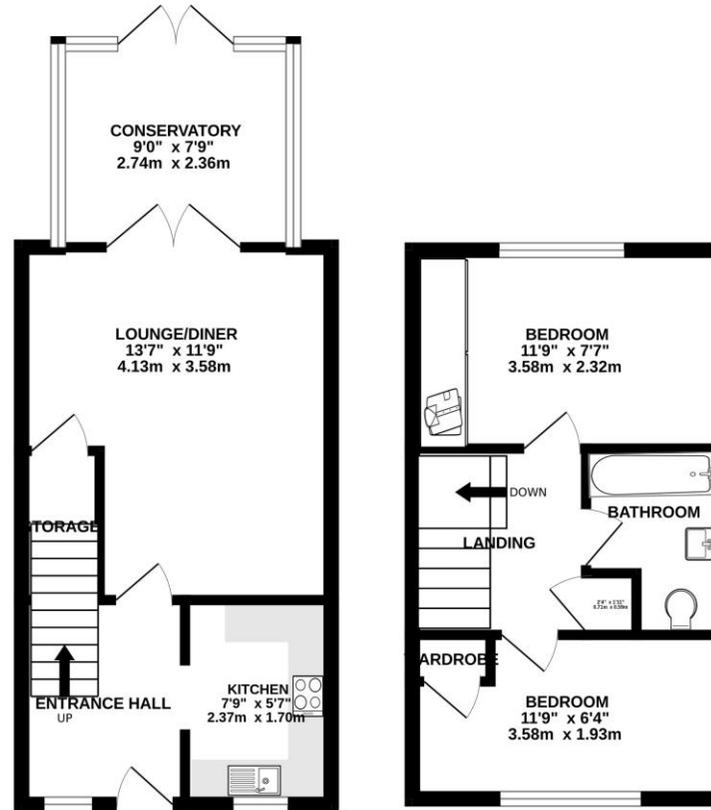


EPC RATING=C
COUNCIL TAX= C.



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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