



23 Ashurst Close, Horsham

Guide Price **£450,000**


Henry Adams
estate agents

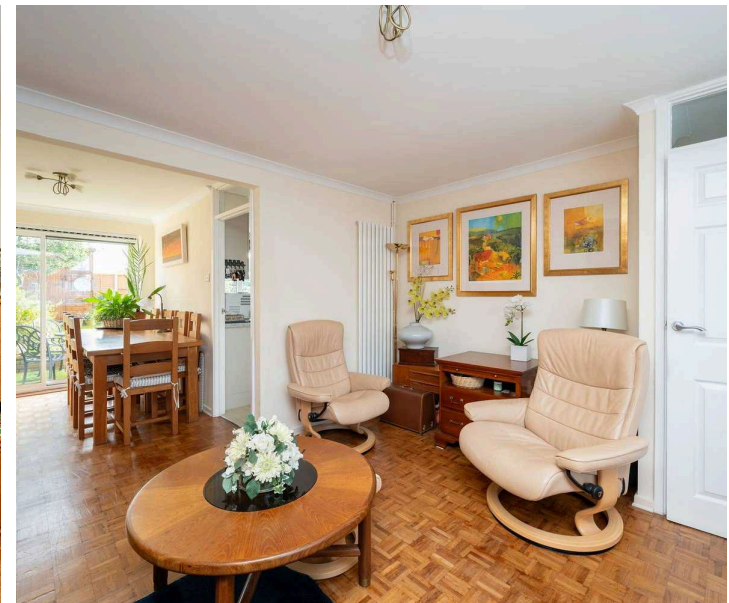
23 Ashurst Close

Horsham, Horsham

A delightful three-bedroom property in an ideal location with access to Horsham town centre, a selection of well-regarded local schools and Littlehaven and Horsham mainline train stations. The property is on a bus route to Horsham and walking distance to a convenient Tesco.

The property is approached through a front garden with driveway leading to the porch which has a good amount of space for shoes and coat storage.

As the floorplan shows, it offers good sized accommodation comprising: sitting room/dining room, modern kitchen with a range of top quality floor and wall units together with Bosch dishwasher and induction hob with Neff oven and space for washing machine and fridge/freezer in the utility area where the downstairs toilet is situated. There is a very helpful under stairs cupboard in the kitchen providing a good amount of storage space. The back door provides easy, covered access to the garage and the rear garden.

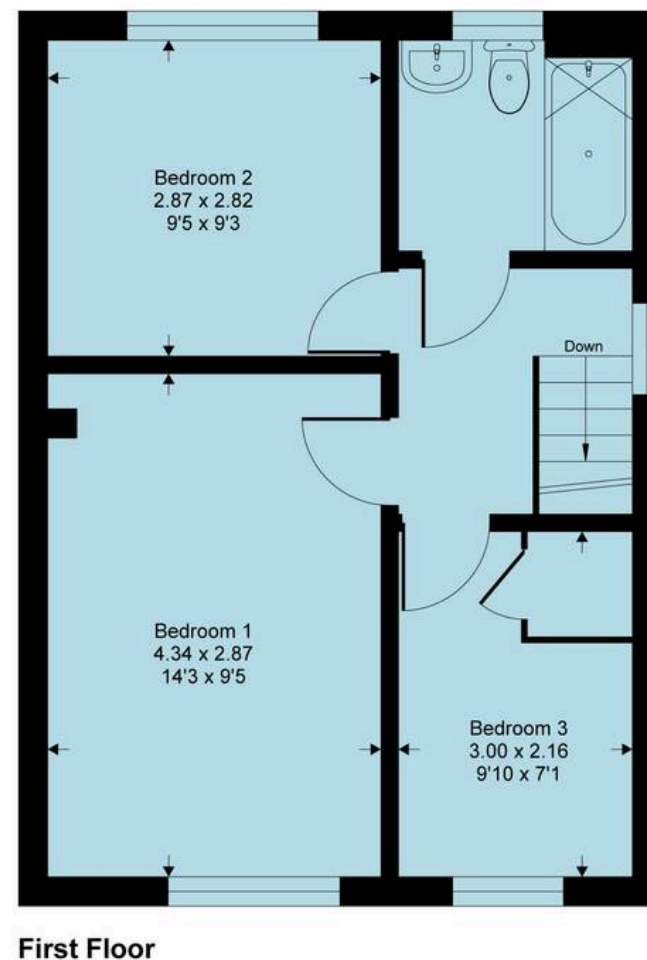
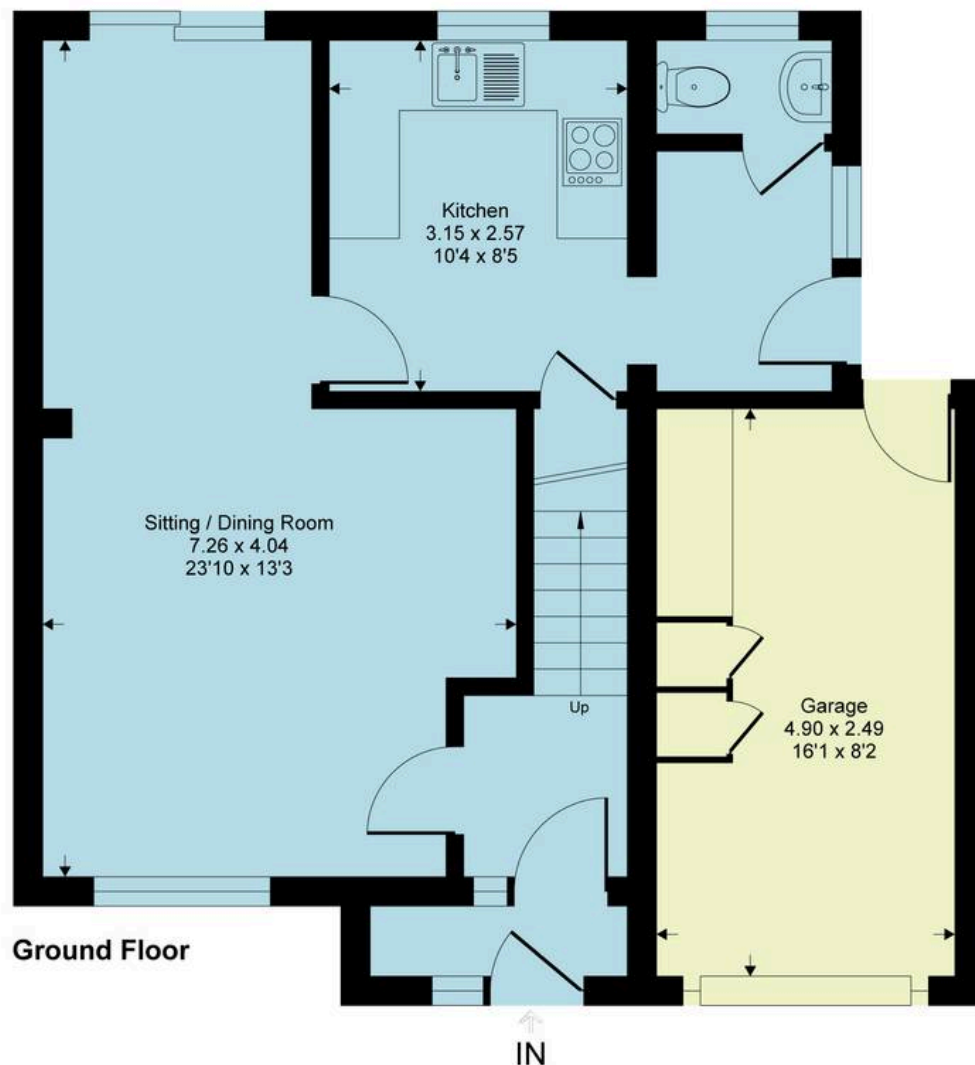


Ashurst Close, RH12

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft

Approximate Garage Internal Area = 12.7 sq m / 137 sq ft

Approximate Total Internal Area = 93.8 sq m / 1010 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Upstairs, the property continues to impress with three bedrooms, with the principle being a double bedroom with space for storage and views to the front of the property along with bedroom three. Bedroom two has delightful views over the rear garden and bungalows which gives a nice view but also makes the garden private.

The family bathroom has been recently, thoughtfully redesigned and offers a well-appointed modern bathroom with remote controlled power shower and fittings. It was designed to give easy access for someone with reduced mobility and is also good for children.

Outside, the property has a delightful, south facing, rear private garden with a path leading down the right-hand side to a greenhouse. The potting shed offers good storage and behind is a small patio area which makes an ideal sun trap at the end of the day. The garden is well stocked with various shrubs and bushes and offers a patio area from the property. To the front of the property is a driveway offering parking leading to a garage with a roller shutter door.

The house is in good decorative order throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedroom Semi Detached Family Home
- Situated in a Quiet Close
- Modern Fitted Kitchen
- Open Plan Lounge Dining Area
- Garage
- Off Road Parking
- Close to Littlehaven Station
- Close to Schools







Henry Adams – Horsham

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