



15 Trinity Square
 Horsham, West Sussex, RH13 5QD
 Guide Price £420,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this modern three storey town house, built by David Wilson Homes in 2002 and situated in a most convenient location within half a mile of Horsham town centre and the railway station. The well-presented accommodation is arranged over three floors and comprises an entrance hall with cloakroom, lovely fitted kitchen/breakfast room with access to the rear garden and a separate dining room/family room on the ground floor. On the first floor there is bedroom two and a comfortable sitting room. On the second floor there is the principal bedroom with en suite shower room, bedroom three and bathroom. The property is double glazed and enjoys gas fired heating to radiators. Outside to the rear is a pleasant garden which has an easterly backing aspect. To the front is a small garden and opposite the property is a covered allocated parking space. The vendor's sole agents, Courtney Green, strongly recommend an internal inspection to appreciate the finer qualities of this delightful residence.

The accommodation with approximate room sizes comprises:

Front Door to

Entrance Hall A spacious and welcoming entrance hall with radiator, Karndean style wood effect flooring, coat hanging rail with display shelf, stairs rising to the first floor landing. Door to

Cloakroom Low level w.c., wash hand basin with co-ordinating tiled splashback and shelf over, a continuation of the Karndean style wood effect flooring, extractor fan, radiator.

Dining Room/Family Room An attractive double glazed bay fronted room overlooking the front aspect, t.v./f.m. point, radiator.

Kitchen/Breakfast Room With double glazed rear aspect and double-glazed French style doors to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in white gloss with co-ordinating worktop surfaces incorporating a 1½ bowl single drainer stainless steel sink with mixer tap, concealed Ideal wall mounted gas fired boiler, stainless steel four ring gas hob with a Zanussi stainless steel filter over, Zanussi eye-level double oven, integrated fridge/freezer, integrated Zanussi dishwasher and space and plumbing for washing machine. Ceramic tiled walls and flooring, radiator, halogen down lighting and pelmet lighting and space for table and chairs.

From the **Entrance Hall** the staircase rises to the

First Floor Landing

Sitting Room A light and airy room accessed via double French doors, twin double glazed front aspect, radiator, coved ceiling, t.v. and telephone points.

Bedroom 2 With twin double glazed rear aspect, radiator, wardrobe cupboard.

From the Landing the staircase rises to the

Second Floor Landing With shelved linen cupboard and airing cupboard.

Bedroom 1 Slightly L-shaped with a double glazed front aspect, radiator, two double wardrobe cupboards and telephone point, bi-fold door to

Ensuite Shower Room With frosted double glazed front aspect, fitted with a wash hand basin, low level w.c., shower cubicle with Triton independent shower unit, concertina shower screen, radiator, tiled splashbacks, mirror, down lighting and extractor fan, vinyl flooring.

Bedroom 3 Double glazed rear aspect, radiator, loft hatch.

Family Bathroom Frosted double glazed rear aspect. Fitted with a white suite comprising panelled bath with chromium mixer tap and shower attachment, shower screen, part tiled walls, pedestal wash hand basin with tiled splashback, shaver light and mirror, low level w.c., radiator, extractor fan, down lighting.

OUTSIDE

To the front of the property there is a small area of garden.

Rear Garden

The rear garden enjoys an easterly backing aspect and comprises a paved patio with outside tap and light, raised shrub bed with a maturing fig tree. Timber garden shed and gated rear access.

Parking

Opposite the property there is a covered parking area with an allocated parking space.

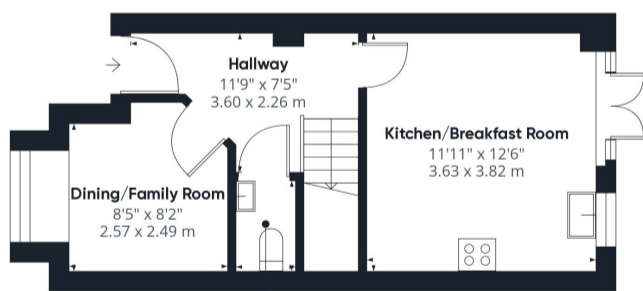
Service Charge - £499.20 per annum First Port Property Services, PO Box 7730, new Milton, BH25 9EP

Ground Rent - £40 per annum Homeground Management Limited, PO Box 6433, London

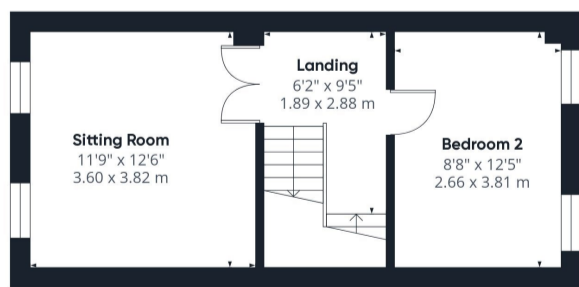
Council Tax Band— D

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

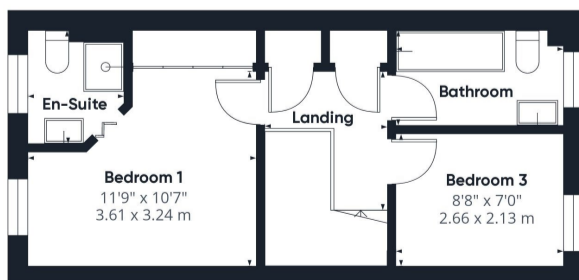
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Floor 1



Floor 2



Floor 3



Approximate total area¹⁾
934.52 ft²
86.82 m²

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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