



65 Spencers Road
Horsham, West Sussex, RH12 2JQ
Guide Price £255,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

65 Spencers Road, Horsham, West Sussex, RH12 5JQ

Courtney Green are pleased to be offering for sale this two bedroomed first floor maisonette situated on the West side of Horsham. The property benefits from it's own private driveway providing off road parking for at least two cars, and it's own private enclosed garden. The property also benefits from having an extended lease, is double glazed and has a gas fired heating system to radiators. The accommodation comprises two bedrooms, living room, fitted kitchen and bathroom. Spencers Road is located just under a mile distant from Horsham town centre and train station.

The accommodation comprises:

Shared gated access and path to

Private stairwell leading to 1st Floor

Covered Porch

Obscured double glazed Front Door to

Entrance Hall

Laminate wood flooring, radiator, cloaks hanging recess with concealed meter cupboard under, loft hatch with drop down ladder giving access to boarded and lit loft space.

Living Room

Double glazed rear aspect, picture rail, radiator.

Kitchen

Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in high gloss cream finish and having complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Lamona touch control electric hob with electric oven under, ceramic tiled splashback, stainless steel filter, space and plumbing for washing machine and space for a fridge freezer, Lamona integrated eye level microwave oven, wall mounted Vailant gas fired boiler, downlighting, laminate wood flooring.

Bedroom 1

Double glazed front aspect. Radiator, picture rail, bedroom furniture incorporating a tall boy, double and single wardrobe cupboards and overhead storage.

Bedroom 2

Double glazed front aspect, radiator, linen cupboard with shelving.

Bathroom

Frosted double glazed side aspect. Fitted with a white suite comprising vanity until with inset wash hand basin having chromium mixer tap with cupboard under, low level WC, panel enclosed bath with chromium thermostatic shower control, wall bracket and hand shower, localised tiling, wall mounted mirror and mirrored cabinet, chromium towel warmer.

OUTSIDE

The property is situated in a small residential close of similar properties in Spencers Road. To the front of the property there is a tarmacadam driveway providing off road parking for at least two cars. Gated access to the garden which comprises an area of lawn, pathway, drying area and rear raised paved patio, timber garden shed.

TENURE

Leasehold - 171 years remaining
Service Charge - none
Ground Rent - n/a

Freeholder - Grainger PLC

Council Tax Band - B

Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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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