



28 Moat Road
 Horsham, West Sussex, RH12 6AT
 Guide Price £520,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to be offering for sale this superb 4 bedroom semi-detached town house style property built by Carla homes on their Hawksbourne development at Mowbray on the North side of Horsham. Built to their Hawthorn design with a high specification and attention to detail, the property has accommodation on three levels and comprises, on the ground floor, an entrance hall with cloakroom, a spacious living room overlooking the rear garden, and a well-fitted kitchen/dining room with built in appliances. On the first floor there is a principal bedroom with luxury en-suite shower room, a family bathroom and two further bedrooms, and the second floor comprises a double guest bedroom with an en-suite shower room together with a study/dressing room. The kitchen is equipped with Bosch and Seimens integrated appliances and the bathroom and en-suite facilities feature Vado basins and shower fittings and Bristan bath fittings. Windows are double-glazed PVCU fitments and Amtico flooring is featured in the kitchen, cloakroom, bathroom and en-suites. The property has been designed to be energy efficient and is fitted with a real-time energy monitor to help track energy usage to reduce bills and environmental impact. Mowbray itself is a new and vibrant community in the heart of West Sussex just North of Horsham and when established, will comprise a school, playing fields, shops and a community hall with ponds, orchards and streams nearby. The nearby A264, A24 and M23 link Mowbray to London, Gatwick airport and the South Coast while the M25 can be reached in only 25 minutes. Train links from Horsham and Littlehaven station give direct access to London and beyond.

The accommodation comprises:

Front Door to

Entrance Hall Under stairs cupboard with power and light.

Cloakroom Frosted double-glazed front aspect, vanity shelf, back to wall WC with chromium dual flush, wall mounted wash hand basin with chromium mixer tap, tiled splashback, radiator.

Kitchen/Dining Room Frosted double-glazed front aspect, radiator, TV/FM point, fitted with a range of base and wall mounted cupboards and drawers in light grey Shaker style with complementing worktop surfaces and upstands, single drainer stainless steel sink and drainer with flexi monobloc tap, Seimens induction touch control hob, glass splashback, Bosch stainless steel filter hood over, integrated Bosch fridge/freezer, dishwasher and washing machine, Bosch eye level double oven, pelmet lighting, concealed Ideal Logic gas fired boiler.

Living Room Double-glazed rear aspect and French doors to the rear garden, radiator, satellite/TV/FM console.

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

First Floor Landing with Radiator.

Bedroom 1 Double-glazed rear aspect, radiator, recess with double width wardrobe cupboard, sliding doors, TV/FM point, door to

En-Suite Shower Room Frosted double-glazed rear aspect, oversized shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, tiled vanity shelf, Roca back to wall WC with chromium dual flush, wall mounted vanity wash hand basin with chromium mixer tap and cupboard under, chromium towel warmer, shaver point, downlighting, localised tiling.

Bedroom 3 Double-glazed front aspect, radiator.

Bedroom 4 Double-glazed front aspect, radiator.

Bathroom Frosted double-glazed side aspect, fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, wall mounted vanity wash hand basin with chromium mixer tap and cupboard under, tiled vanity shelf, back to wall WC with chromium dual flush, chromium towel warmer, shaver point, downlighting, localised tiling.

From the landing, the staircase rises to the **Second Floor Level**.

Bedroom 2 Double-glazed rear aspect, radiator.

En-Suite Shower Room with oversized shower cubicle, chromium thermostatic shower control, wall bracket and hand shower, tiled vanity shelf, wall mounted wash hand basin with chromium mixer tap, back to wall WC, chromium dual flush, shaver point, chromium towel warmer, downlighting, extractor fan, localised tiling.

Study/Dressing Room Double glazed front aspect, radiator, storage recess, walk in cupboard housing Evocyl hot water cylinder, loft hatch,

OUTSIDE

To the front of the property there is a small garden. A tarmac driveway to the side provides off road parking for two vehicles and is equipped with an electric car charger.

Single garage with metal up and over door.

A gated side access leads to the rear garden, which comprises a paved patio and a wide area of lawn.

Council Tax Band— E

Ref: 24/5588/15/04

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.

