ASTONS



Somerset Road
Horsham, RH12 0BY

Offers In Excess Of £350,000

Located in the popular Kilnwood Vale area of Faygate, Horsham, this beautifully presented house on Somerset Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

The property benefits from a lovely kitchen/dining room, with modern units and integrated appliances, which is both stylish and practical. The house further benefits from a modern white bathroom suite, a downstairs cloakroom, enclosed rear garden, and allocated parking for two cars.

The property is situated within easy reach of local amenities and transport links including bus routes to Horsham and Crawley. Whether you are looking to settle down or invest in a property with great potential, this home on Somerset Road is certainly worth considering. Embrace the opportunity to make this charming house your new home.







Living Room
Double glazed window to the front, double glazed front door, cupboard, stairs to the first floor, door to:

Inner Hallway
Wood effect flooring, doors to:

Downstairs Cloakroom
White suite comprising a wc and pedestal hand basin with a mixer tap and tiled splashbacks, radiator, extractor fan, wood effect flooring.

Kitchen/Dining Room
Range of modern base and eye level units with work surfaces over and matching splashbacks, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a gas hob over, stainless steel back plate and extractor hood above, integrated dishwasher, fridge/freezer and washing machine, under stairs cupboard, wood effect flooring, double glazed window to the rear, double glazed French casement doors to the garden.

Landing
Access to the part boarded loft space via a pull down ladder, doors to:

Bedroom One
Double glazed window to the rear, fitted wardrobe with sliding mirror fronted doors, radiator.

Bedroom Two
Double glazed window to the front, radiator, fitted wardrobes with sliding mirror fronted doors.

Bathroom
White suite comprising a panel enclosed bath with a mixer tap and shower attachment and glass screen, pedestal hand basin with a mixer tap, wc, tiled walls, heated towel rail, extractor fan, recessed down lighters, wood effect flooring.

To The Front
Paved step up to the front door, stone chipped area to the side.

Rear Garden
Paved patio area adjacent to the house, paved path to the rear with a lawned area to the side, further paved patio seating area to the rear, wooden shed, fence enclosed borders, rear access gate leading to the parking area.

Parking
There are two allocated parking spaces located to the rear of the property.

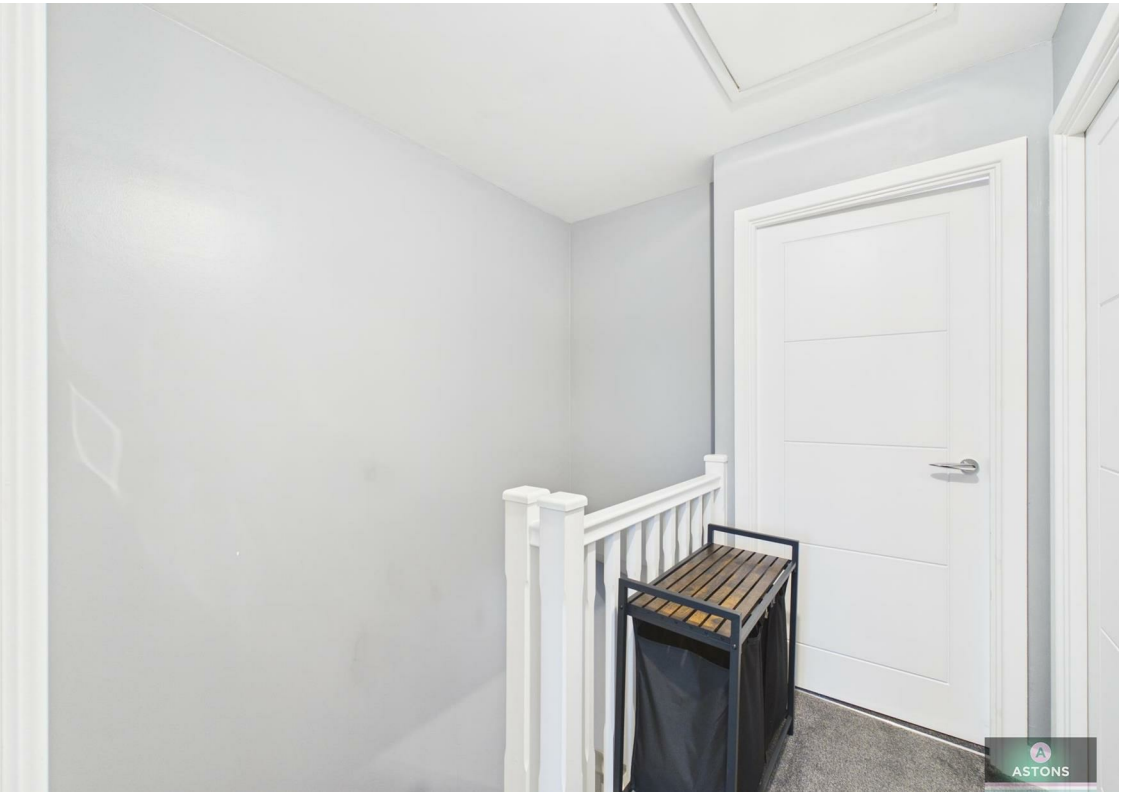
Estate Charge
There is an estate charge payable for the property which is currently £ per annum.

Anti Money Laundering
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

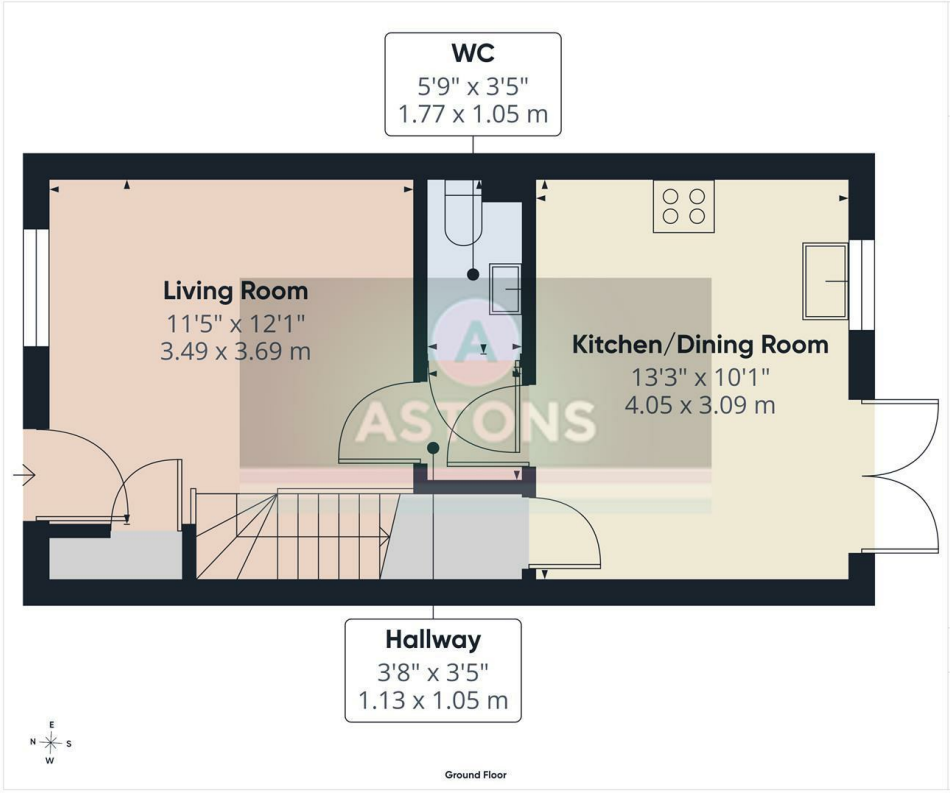
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Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.
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Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.


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Ground Floor

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Approximate total area(1)

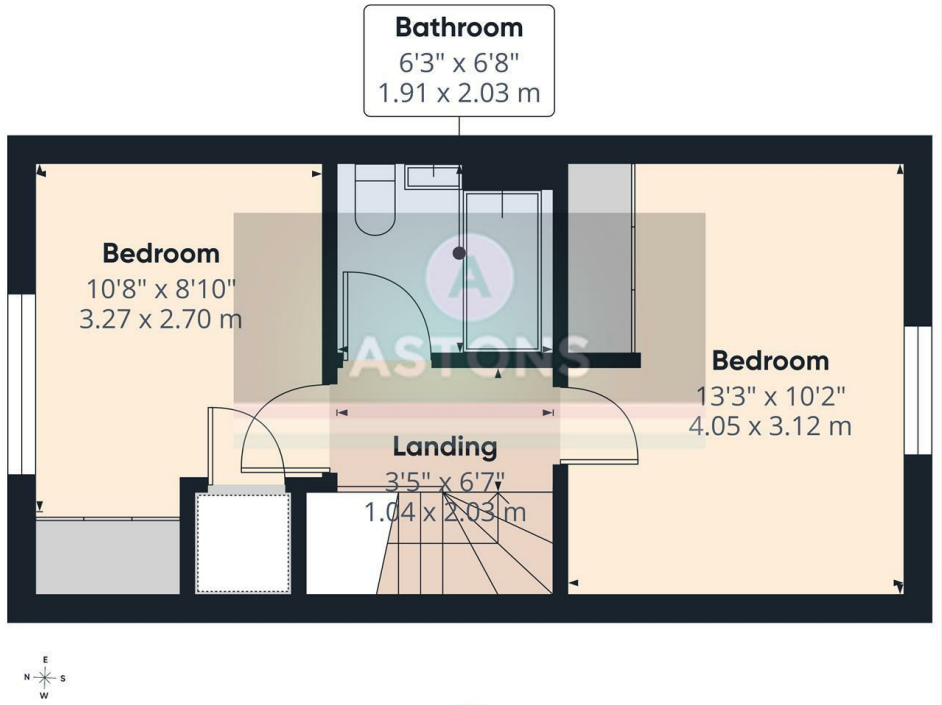
348 ft²

32.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

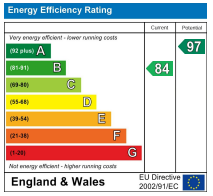
302 ft²

27.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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