



Kitchen



Dining Room



Living Room



Living Room – view 2



Sun Room



Bedroom 1



Bathroom



Covered Side Entrance



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Draft Details for
**5 BENS ACRE, HORSHAM,
WEST SUSSEX, RH13 6LW**
PRICE £535,000 FREEHOLD



Courtney Green are delighted to have been favoured to offer to the market this very well situated detached four bedroom home built by Croudace to their 'Malvern' design, offered for sale with the benefit of **no forward chain**. Built in the 1970's and with a stunning front outlook towards St Leonards Forest, this property now requires some modernisation, but features accommodation arranged over two floors comprising an entrance hall with cloakroom, kitchen, living room open to the dining room and a sun room/conservatory. Upstairs, there are four bedrooms and a bathroom. Heating and hot water is controlled by a replacement gas fired boiler and the windows have been double glazed. Outside, there is a double width driveway leading to the part integral garage and to the rear there is the superb garden which terraced upwards on levels and offers a very good degree of privacy. Viewings are very highly recommended with the vendors sole agents Courtney Green.

Ref: 21/4967/27/01



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The accommodation is as follows:-

Steps up to covered **Entrance Area** with quarry tiled steps and light, obscured Front Door to

Entrance Hall With radiator, telephone point, thermostat for heating control, staircase to the first floor, useful cloaks cupboard with hanging rail shelf and the gas meter, doors to each room.

Cloakroom With an updated white suite of corner wash basin with chrome mixer tap, low level WC with soft close sear, obscured side window, some tiling, electricity consumer unit, controls for the heating and hot water.

Kitchen With a range of eye and base level storage cupboards with nest of drawers and offset recess for gas cooker with filer hood above, plumbing and space for washing machine, space for fridge freezer, some tiling, rear aspect window, obscured glazed side door into the covered side passage.

Sitting Room With a box bay style window enjoying a lovely outlook towards the forest, stone fireplace and hearth with inset Radiant gas fire, radiator, under stairs area with TV aerial point, large opening to the

Dining Room With radiator, serving hatch through to the kitchen, sliding patio doors leading to the

Sun Room/Conservatory Of hard wood construction, with double glazed windows and pitched polycarbonate roof, door out to the garden.

From the **Entrance Hall** the stairs rise directly to the

First Floor Landing With side aspect window, radiator in decorative cabinet, pull down hatch to loft space with fitted ladder, shelved over stairs cupboard, airing cupboard housing the hot water cylinder, doors to each room.

Bedroom 1 The rear aspect window overlooking the garden, vanity style wash basin set in tiled recess with cupboard below and above, radiator, wall light points, double built in wardrobe.

Bedroom 2 With a rear aspect window overlooking the garden, radiator, single wardrobe.

Bedroom 3 With a front aspect window looking out towards the forest, double built in wardrobe with hanging rail and shelving, radiator.

Bedroom 4 Also with a front aspect window looking out towards the forest, radiator, some shelving, bi-fold cupboard with shelving.

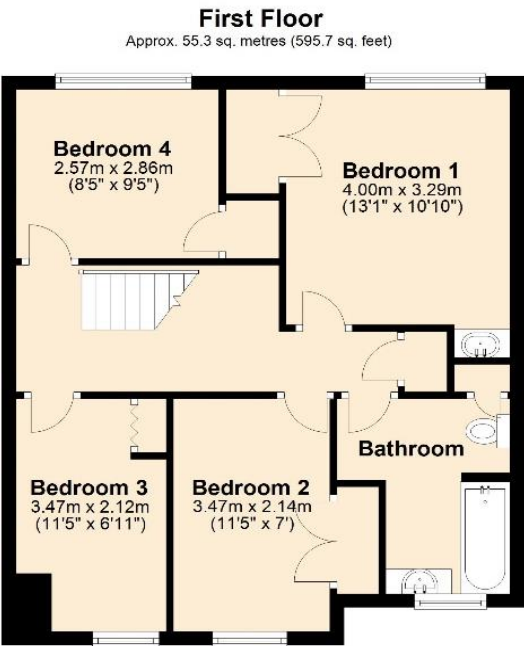
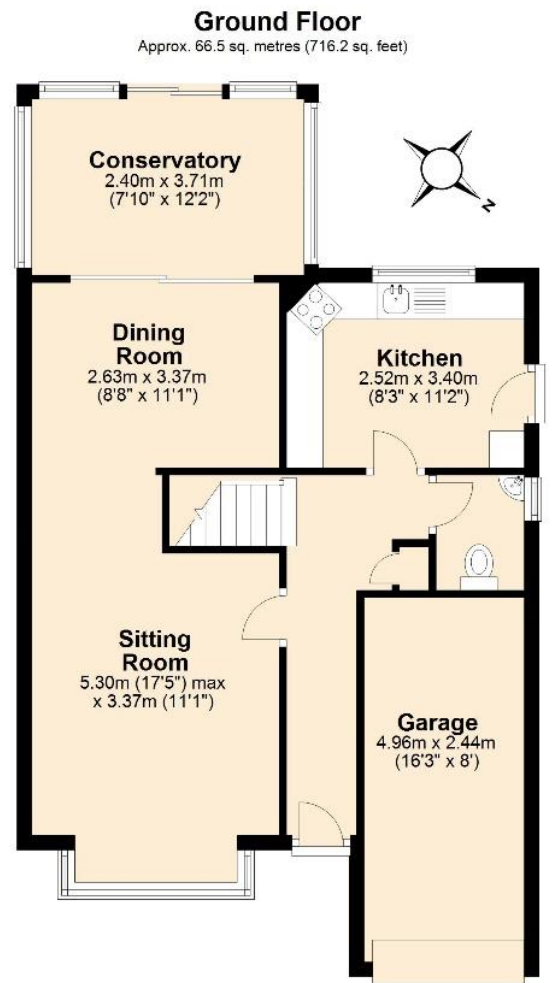
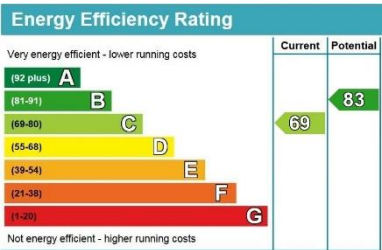
Bathroom With a beige suite of enclosed bath with independent shower, low level WC, wash hand basin set in tiled unit with cupboard beneath with radiator, obscured front window, electric heater, some tiling, useful store cupboard.

OUTSIDE

To the front of the house there is an open plan area of lawn and a bloc paved double width driveway and path which lead to the front door and to the

Integral Garage With single up and over door to the front, useful mezzanine area with window to the side, gas fired boiler providing heating and domestic hot water. *Agents Note: some of the properties have had this mezzanine area converted into the house as a laundry room, this may be possible subject to the space being sufficient and of course planning and building regulations being obtained.

Terraced Rear Garden To the right hand side there is a gate leading to a covered passage/storage area with light point and open to the rear garden. The lower level consists of a full width paved patio, also extending to the other side of the property where there is a fitted shed in the other side passage. Steps then lead up to an additional paved area where there is an ornamental pond and a retaining wall and further steps rise to an area of lawn where there are two further patios, a pathway leads up to the top area where there are two smaller water features and further steps to a more productive part of the garden where there is a greenhouse with power and two small sheds. The garden is enclosed on three sides by sturdy fencing and there are well stocked borders. Water tap, outside light point.



Total area: approx. 121.9 sq. metres (1311.9 sq. feet)
These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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