



Sitting Room



Dining Room



Inner Hall



Kitchen



Principal Bedroom



En-Suite



Bedroom 2



Bedroom 3



# COURTNEY GREEN

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## **27 BLUNTS WAY, HORSHAM,** **WEST SUSSEX RH12 2BJ** **GUIDE PRICE £725,000 FREEHOLD**



Courtney Green are pleased to be offering for sale this delightful, detached family residence situated in a prime residential location within walking distance of Horsham town. Offered for sale with the benefit of no ongoing chain, the property features a large established south facing rear garden, and a front garden having a wide block paved area of hard standing for a number of cars. The accommodation comprises on the first floor a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom and downstairs there is an entrance hall off which is a utility room, inner hall with cloakroom, good sized double aspect sitting room, separate dining room and a fitted kitchen. The property has double glazed replacement windows and a gas fired heating system to radiators. The vendor's sole agent Courtney Green strongly recommends a viewing of this delightful property.

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The accommodation comprises:

UPVC leaded double glazed **Front Door** and sidelight to

**Entrance Hall** with door to

#### Cloak/Utility Room

Frosted leaded double glazed double aspect to the side and rear, plumbing for washing machine and space for a tumble dryer, radiator. Frosted glazed doors and sidelights to

#### Inner Hall

With under stairs built in cupboards, radiator.

#### Cloakroom

Frosted double glazed side aspect, vanity unit with inset wash hand basin and chromium mixer taps, low level WC, cupboard under, tiled walls with mirror and wall mounted cabinet, radiator, ceramic tiled flooring.

#### Sitting Room

Leaded double glazed aspect and double glazed patio doors to the rear garden, attractive marble fireplace with matching hearth, gas coal effect real flame fire, radiator, two wall lights.

#### Dining Room

Double glazed rear aspect and double glazed door to the rear garden, radiator.

#### Kitchen

Double glazed rear aspect, fitted with a range of base and wall mounted cupboards and drawers in light oak finish with complementing work top surfaces incorporating a 1 1/2 bowl single drainer stainless sink with chromium monobloc tap, four ring electric hob with filter hood over, Electrolux eye level double oven, concealed Worcester gas fired boiler, integrated fridge/freezer with space and plumbing for a dishwasher, ceramic tiled splash back and flooring, pelmet lighting, down lighting.

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

#### First Floor Landing

With leaded double glazed front aspect, loft hatch with drop down ladder.

#### Principal Bedroom

Double glazed rear aspect, radiator, built in wardrobe cupboard.

#### En-Suite Shower Room

Frosted double glazed rear aspect, vanity unit with inset wash hand basin, chromium mixer tap, cupboards under, low level WC, shaver point, mirror and medicine cabinet, radiator. Oversized shower cubicle with Mira chromium thermostatic shower control, wall bracket and hand shower, tiled walls, extractor fan.

#### Bedroom 2

Leaded double glazed front aspect, radiator.

#### Bedroom 3

Double glazed rear aspect, radiator.

#### Bedroom 4

Leaded double glazed front aspect, radiator, over stairs cupboard, wall mounted book shelving.

#### Family Bathroom

Frosted double glazed rear aspect, vanity unit with inset wash hand basin, chromium mixer tap, cupboards under, low level WC, shaver point, mirror, tiled walls, panel enclosed bath with chromium mixer tap, wall mounted Triton T80 electric shower unit with wall bracket and hand shower, radiator.

#### OUTSIDE

At the front of the property is a block paved driveway providing hard standing for up to five cars. The front garden comprises an area of crazy paving and Cotswold stone bedding with maturing shrubs, twin gated side access leads to a paved courtyard and

**Detached Garage** with metal up and over door, side personal door.

Gated side access leads to lovely established rear garden which is of a good size being approximately 100 ft in length and enjoying a sunny southerly aspect. Adjoining the property is a full width paved patio with crazy paved pathway either side of a large expanse of lawn with ornate pond, seating area, either side are a variety of maturing shrubs with timber garden shed and greenhouse. At the rear of the garden is a concealed former vegetable garden.

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



Rear Elevation



Garden

