



Entrance Hall



Study/Bedroom 4



Kitchen/Diner



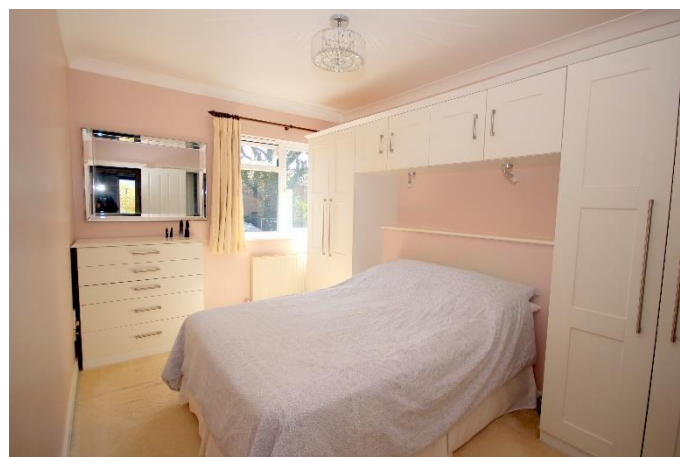
Kitchen/Diner (view 2)



Sitting Room



Sitting Room (view 2)



Bedroom 1



En-suite



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26B AMBERLEY ROAD, HORSHAM, **WEST SUSSEX, RH12 4LN** **PRICE £535,000 FREEHOLD**



Courtney Green are delighted to offer for sale this spacious four bedroom house built in 2003 to a highly energy efficient specification by Thermastructure Europe and situated in an established location in the Lambs Farm area. The accommodation is arranged over two floors and consists of a large entrance hall with downstairs cloakroom, stunning kitchen/diner and a utility/laundry room. In addition, there is a superb vaulted living room with French doors which lead out to the garden and there is a fourth bedroom which could easily be utilised as a study. Upstairs, there are three good sized bedrooms, the principal bedroom has an en-suite shower room and there is also the family bathroom, both having high quality sanitary fittings. Heating and hot water is provided by a condensing gas fired boiler and all the windows and doors are double glazed. The property has an off street driveway where there is space in tandem for three cars and there are two side accesses which lead to the south facing garden which is landscaped and enjoys a very good degree of privacy. In all, a highly individual detached family home handy for local amenities including Littlehaven station and viewings are strongly recommended by the vendor's sole agents, Courtney Green.

Ref: 21/5007/14/06



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The accommodation is as follows: -

Large covered **Entrance Area** with block paving and outside light point and **Front Door** with glazed panels to the

Entrance Hall A generous area with window to the side and staircase rising to the First Floor, radiator, deep walk around under stairs store cupboard, laminate flooring, telephone point and doors to each room.

Cloakroom With a contemporary white suite of Roca semi pedestal wash hand basin with chrome mixer tap, WC with push button flush, half tiled walls in bevelled tiling in a brick bond, chrome towel warmer, side window, laminate flooring.

Study/Bedroom 4 With a front aspect window, radiator, cupboard housing the consumer unit, recess with shelving.

Kitchen/Diner In two defined areas with laminate flooring continuing through. The kitchen fitted in a handleless high gloss white range of Blum eye and base soft close cabinets with matching drawers and with pull out corner carousel units each side and with attractive barrel end cupboards relieved by oak block working surfaces with matching upstands and with under hung I 1/4 bowl china sink unit with chrome tower mixer tap, quality integrated appliances including a eye level NEFF hide and slide twin oven and microwave, integrated BEKO prosmart inverter dishwasher, BOSCH larder fridge, NEFF induction hob with matching splash back, LED counter top spotlighting and kick board lighting, side window with tiled window sill. The **Dining Area** with space for a large table also has a window to the side, door to

Utility/Laundry Room This excellent space has matching high gloss handleless cupboards like the kitchen and also a oak block worktop and matching splash back, extension of the laminate flooring, large storage area with recess for fridge, side aspect glazed door, Worcester Bosch gas condensing boiler providing heating and hot water, strip light.

Vaulted Living Room With glazed double doors from the Entrance Hall and with a stunning vaulted ceiling with fitted LED lighting, the room has double glazed French doors with matching side lights leading out to the patio and garden and there are two radiators, tv aerial point, telephone point.

From the **Entrance Hall** the stairs rise and turn past a side window to the

First Floor Landing With a hatch providing access to the loft space and doors which lead to each room.

Main Bedroom With a rear aspect window fitted wardrobes with bed recess and shelf with further storage above with lighting, radiator, tv aerial point, door to

En-Suite Shower Room With a luxurious contemporary suite of offset quadrant shower with sliding door and with Hansgrohe and Pura chrome shower fittings and with riven effect tiling, floating wash basin with chrome mixer tap and with soft close drawer below, close coupled WC, floor and part wall tiling, obscured side window, LED spotlights and extractor, anthracite towel warmer.

Bedroom 2 With a rear aspect window with radiator beneath, large built in wardrobe with sliding doors, tv aerial point.

Bedroom 3 With a front aspect window, radiator, adjustable shelving, laminate flooring.

Family Bathroom With a luxury white suite of acrylic bath with over flow bath filler and with Hansgrohe Raindance shower head with concertina glass screen and with riven tiled splash back, floating wash basin with mixer tap and soft close drawer below, close coupled WC, floor tiling and part wall tiling, anthracite towel warmer, LED spotlighting, front aspect window, door to airing cupboard housing the Megaflo pressurised hot water cylinder with shelving above.

OUTSIDE

Front Garden To the front of the house there is a tarmacadam driveway with space for three cars (please note that neither of the garages to the right hand side belong to the property). There is also an area of garden with an open lawn and planting bed with small hedge row and a side gate which leads to the

Rear Garden About 45ft the garden has been landscaped to include a full width paved patio adjacent to the house with a retaining wall offering a planting area and steps which lead up to the lawn which has open beds on one side and timber planters on the other and there is a timber shed and summerhouse. There are useful side accesses on both sides and an outside tap and various outside light points.

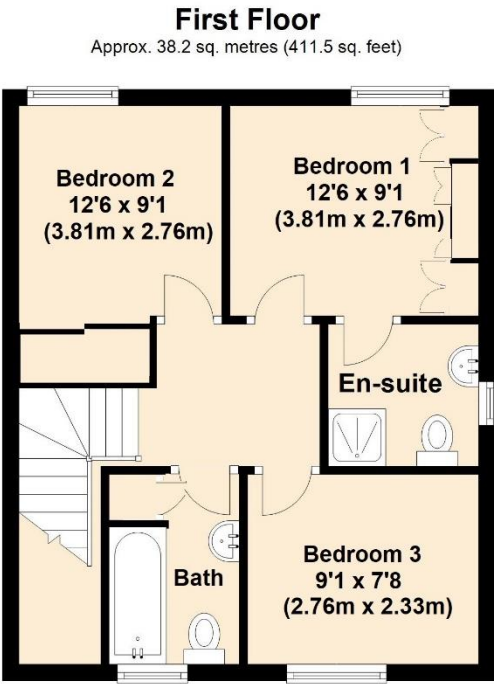
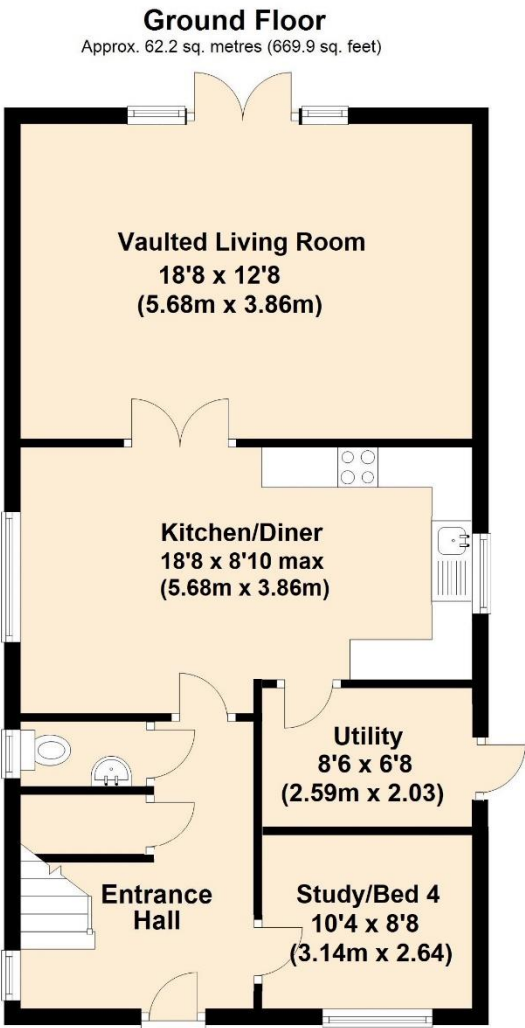
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Bedroom 2



Family Bathroom



Total area: approx. 100.5 sq. metres (1081.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.