



Kitchen



Sitting Room



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Side Garden



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21 AYSHE COURT DRIVE, HORSHAM, **WEST SUSSEX, RH13 5RJ** **GUIDE PRICE £495,000 FREEHOLD**



Courtney Green are delighted to offer for sale this exceptionally well situated three bedroom semi-detached house, offering scope to improve and enlarge subject to the relevant consents and permissions being obtainable. Built in the 1960's the house occupies one of the largest plots on the development and gives the house a delightful, secluded garden. Arranged over two floors the accommodation comprises an entrance hall with cloaks cupboard and cloakroom, large living room with kitchen/breakfast room, both rooms interconnect with a dual-purpose conservatory/laundry room which also leads out to the garden. Upstairs there are three good sized bedrooms and a bathroom which has been fitted with a shower for mobility purposes also has a separate WC, in addition there is a large useful loft space with fitted ladder. We are sure that the outside space will prove the greatest temptation and there is also off-street parking for two vehicles and an integral garage with electrically operated up and over door. Keen interest is expected and there will be no on-going chain. Viewings are strongly advised with the vendors sole agents, Courtney Green.

Ref: 21/5037/09/06



The accommodation is as follows: -

Large covered **Entrance Area** with outside light point.

Obscured **Front Door** with matching side panels to the

Entrance Hall With radiator, useful cloaks cupboard with hanging rail and shelf.

Cloakroom Housing a low level WC, wash hand basin set in plinth, tiled splashback, chrome mixer tap and with cupboard beneath and with obscured front window, radiator.

From the **Entrance Hall** a further obscured glazed door with matching side lights leads to the

Living Room With a stone fireplace and hearth with fitted gas coal effect fire and with wooden mantel piece and varnished pine feature wall, two radiators, TV aerial point, four wall light points, obscured glazed door to the **Inner Hall** and **Staircase**, further obscured glazed door to the

Kitchen/Breakfast Room With a range of pine fronted eye and base level storage cupboards with matching nest of drawers and with contrasting roll top work surfaces with tiled splashbacks and counter top lighting, inset single drainer sink unit with mixer tap, recesses for gas or electric cooker, plumbing and space for dishwasher and recesses for two further appliances, space for table, telephone point, TV aerial point, glazed door to the

Conservatory/Utility In two defined spaces and with additional door and window back to the sitting room and with tiled flooring throughout the larger area acting as a sun room or dining room with offset French doors leading out to the garden and the useful laundry area with plumbing and space for washing machine, worktop space and space for further appliances.

From the **Sitting Room** a door leads to the **Inner Lobby** with radiator and stairs which rise and turn to the **First Floor Landing** With pull down hatch providing access to the loft space with pull down aluminium ladder and light, doors to each room.

Bedroom 1 With a front aspect window with radiator beneath, double built in wardrobe, TV aerial point and telephone point, two wall light points.

Bedroom 2 With a rear aspect window, radiator, double built in wardrobe.

Bedroom 3 With a front aspect window, radiator.

Bathroom Having been converted for mobility purposes to a shower room, the bath has been removed in favour of a large curved shower enclosure with Aqualisa electronic thermostatic shower, pedestal wash hand basin with chrome mixer tap, extensive wall tiling, chrome towel rail, wall light point, electric fan heater, obscured rear window, shaver point, double airing cupboard housing the hot water cylinder with immersion heater and with shelving above.

Separate WC With a white close coupled WC, obscured rear aspect window.

OUTSIDE

We understand that this property occupies one of the largest plots on the development and as such may have potential to be enlarged further subject to the relevant planning consents and permissions being obtainable.

To the front of the house there is a block paved driveway with space for two cars and also leading to the **Integral Garage** with a remote controlled electronically operated up and over door to the front, gas, water and electricity meters.

A gated side access which leads to the

Rear Garden Although relatively shallow in depth, the garden extends to the left-hand side to approximately 50 feet and affords the property a great deal of seclusion which is surprising in such an urban location. There is a large, paved area to the side where there are two sheds and a patio. An extensive lawn is surrounded by well-established flower and shrub borders with a corner octagonal summer house.

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.

