



Price Guide £1,175,000 Freehold

**10 Normandy Gardens, Horsham, West Sussex RH12 1AS**  
**“A very rare opportunity to purchase a spacious detached family home, tucked away within an exclusive private road and just a few minutes walk of the town”.**  
**EPC Band C**



# 10 NORMANDY GARDENS, HORSHAM, WEST SUSSEX RH12 1AS

This exceptional detached home forms part of an exclusive development within an “oasis like” private road in the very heart of the town. The spacious property is arranged over two floors and comprises a large entrance hall with cloakroom, dual aspect living room, separate dining room, family room/bedroom 5, fitted kitchen with integrated appliances and open to a breakfast room with lantern roof and adjacent utility room. Upstairs, there are four generously proportioned bedrooms, a family bathroom and a shower room. The large loft space previously had consent to be converted to provide further accommodation. The property forms part of a private road, each owning an equal share in the Company that owns the most attractive area of adjacent land and there is a double garage with an electric roller door nearby.

accommodation is as follows: -

Large covered **Entrance Area** with inset light point, security Front Door with decorative glazed panels to the **Entrance Hall** With a large fitted coir door mat and oak flooring extending into the larger space, front aspect window, coats cupboard with Oak doors and with storage above, low level cupboard housing the electrical fuses/meter, radiator, understairs recess, picture rail and coving, heating thermostat, Oak doors to

**Cloakroom** WC with concealed cistern and display ledge, cupboard housing the gas boiler providing heating and hot water, corner basin with mixer tap and tiled splashback, Amtico flooring, light pipe, extractor fan, chrome towel warmer.

**Family Room/Bedroom 5** With a front aspect window with radiator beneath, media wiring and ceiling speakers with useful shelved cupboard with Oak doors, TV aerial points.

**Kitchen** With shaker style Oak kitchen with drawers and nest of drawers, pull out pantry, corner carousel unit and some open storage with Oak trimmed worktops, inset Shock composite double sink with mixer tap and drainer and with waste disposal unit, fluorescent countertop lighting, large recess for Range style cooker with Elica stainless steel filter light above, integrated dishwasher and Leibherr larder fridge, LED spotlights, rear aspect window, bevelled glass Oak doors to the Hall and Dining Room, large opening to the **Breakfast Room** Superbly lit with a glass roof lantern and with LED spotlights, space for large table, range of useful store cupboards, radiator, bevelled glass Oak door to the

**Utility Room** With the same shaker style Oak fronted cupboards as the kitchen with eye and base cabinets, worktop with sink unit, further shelved storage, large recess for fridge/freezer, space and plumbing for laundry appliances, some wall tiling, glazed door and window to the rear, radiator, spotlights.

From the Entrance Hall a further bevelled glass Oak door leads to the

**Sitting Room** Double aspect with windows to the front and side, with quarry tiled window sills and radiators below, contemporary fireplace with remote control log effect gas fire, picture rail, coving, TV aerial point, bevelled glass oak sliding doors to the

**Dining Room** With a superb walnut floor, the room is dual aspect with windows to the side and quarry tiled sills and with sliding doors leading out to the covered terrace.

From the **Entrance Hall** the partly exposed hard wood staircase turns and rises to the **First Floor Landing** With two hatches to the large and potentially convertible loft space **\*see Agent's Note 2**, radiator, four panel Oak doors lead to each room.

**Bedroom 1** With a front aspect window enjoying a park like view onto Normandy Gardens and with a distant glimpse of chimneys in the Causeway, radiator, picture rail and coving.

**Bedroom 2** With a rear aspect window enjoying a pleasing outlook over Denne Road towards the cemetery, radiator, picture rail and coving.

**Bedroom 3** Enjoying the outlook as Bedroom 2 with a radiator, picture rail and coving.

**Bedroom 4** With the front outlook, radiator, picture rail, coving, shelved recess.

**Bathroom** With a double ended bath with central pillar mixer tap with independent shower with screen and tiled splashback, vanity style wash basin with mixer tap, cupboard beneath and WC with display ledge to the side, eye level cupboards with central mirror and pelmet lighting, obscured rear window, towel warmer, LED spotlights, shaver point.

**Shower Room** With an overside offset quadrant shower enclosure with curved door and with overhead and hand held shower with exposed chrome fittings, semi pedestal wash basin with mixer tap and WC with concealed cistern and display ledge above, fully tiled walls, obscured glazed front window, useful shelved store cupboard with soft close doors, LED spotlights and extractor fan.

## OUTSIDE

To the front of the house there is an attractive area of private garden with a block paved pathway leading to the front and side, areas of lawn with established planting and flower bed, small bike shed.

**The Rear Garden** is a very attractive feature of such an urban home with an Indian Sandstone paved terrace, part of which is covered but still open to the sides for all year round use and there is a retaining wall and step up to the lawn which is enclosed by mature shrubs and a Laurel hedgerow with a panel fence beyond. Corner pergola, useful storage shed with light and power, tap and light point, side access with gate to the front.

**Double Garage** Located nearby with remote control roller door and door to the rear. Light and power, eaves storage area **\*see Agent's Note 2**.

**\*Agent's Notes:**

- 1) Residents each own one share in Normandy Gardens Residents Association Ltd.
- 2) Estates Charge - For communal grounds keeping, insurance etc currently £480 p.a.
- 3) Planning permission (now lapsed) was obtained in 2018 for conversion of the house and garage lofts under application ref DC/17/2172.

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