



Sitting Room



Sitting Room – view 2



Kitchen



Kitchen - view 2



Dining Room



Bedroom 1



Bedroom 3



Family Bathroom



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**5 ELGAR WAY, HORSHAM,
WEST SUSSEX, RH13 6RH
GUIDE PRICE £685,000 FREEHOLD**



This superb house was originally the Bryant Homes Coniston house type show house and has a large detached double garage with room at the rear which could be converted to a home office subject to any relevant consents being obtainable. Arranged over two floors, the Coniston comprises an entrance hall with cloakroom, good sized sitting room with a feature fire place, separate dining room and a stunning kitchen/breakfast room, with a separate utility room, which has been refitted by Park House Kitchens of Slinfold. Upstairs the master bedroom has its own en-suite shower room and there are three further bedrooms and the family bathroom. The boiler has been replaced and all of the windows and doors are double glazed. The property occupies a wide plot which is very well stocked and enjoys a high degree of seclusion and privacy. The property is offered with no forward chain and viewings are strongly recommended with the vendors sole agent Courtney Green.
Ref: 21/5058/16/07



The accommodation is as follows:

Frosted leaded double glazed **Front Door** to

Entrance Hall

Radiator, understairs cupboard, tiled flooring.

Cloakroom

Frosted double glazed front aspect, pedestal wash hand basin with brass mixer taps, low level WC with concealed cistern, radiator, localised tiling.

Sitting Room

Double glazed double aspect to the front and rear with French doors to the rear garden. Feature wooden fire surround with gas coal effect real flame fire, black marble hearth, cast iron inlay with patterned tiles, two radiators, TV point and four wall light points.

Dining Room

Double glazed front aspect, radiator.

Kitchen

Double glazed double aspect to the side and rear, fitted with a modern Park House kitchen with base and wall mounted cupboards and drawers in high gloss beige finish with complementing granite worktop surfaces and upstands with inset Franke stainless steel sink having chromium monobloc tap and routed drainer, Neff appliances with touch control electric hob, stainless steel filter over, glass splash back, eye level double oven, integrated fridge and freezer, integrated dishwasher, cream composite breakfast bar, radiator, downlighting and pelmet lighting, tiled flooring, kickboard lighting.

Utility Room

Double glazed door to the rear garden, granite worktop surfaces and upstands with moulded composite quadrant shaped sink, with routed drainers, chromium monobloc tap, cupboards under, wall mounted Worcester gas fired boiler, radiator, tiled flooring.

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

First Floor Landing with loft hatch, airing cupboard housing hot water tank and shelves.

Bedroom 1

Double glazed rear aspect, radiator, two double width wardrobe cupboards, TV point, door to

En-Suite Shower Room

With frosted double glazed rear aspect, vanity shelf with inset wash hand basin having brass mixer taps, low level WC with concealed cistern, cupboards and shelves under, shower cubicle with Safe Mix thermostatic shower control, wall bracket and hand shower, localised patterned tiling, radiator, extractor fan, shaver point.

Bedroom 2

Double glazed front aspect, radiator, double width wardrobe cupboard, TV point.

Bedroom 3

Double glazed rear aspect, radiator, double width wardrobe cupboard.

Bedroom 4

Double glazed front aspect, radiator.

Family Bathroom

Frosted double glazed front aspect fitted with a white suite comprising panel bath with brass mixer tap and shower attachment, vanity shelf with inset wash hand basin and brass mixer taps, low level WC with concealed cistern, cupboards and shelves under, radiator, localised pattern tiling, shaver point, extractor fan.

OUTSIDE

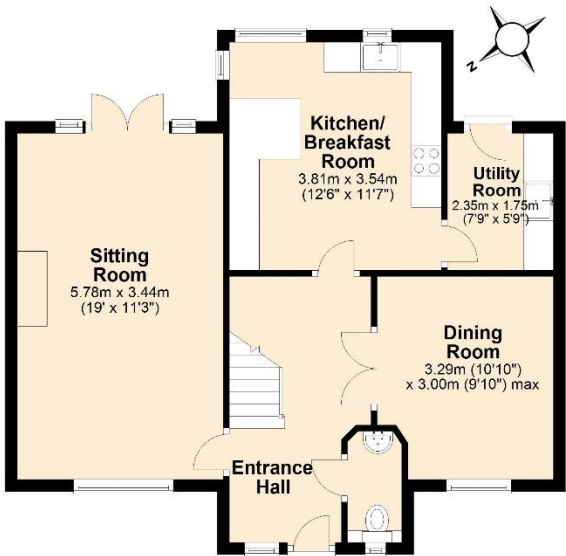
To the front of the property there is a wide block paved driveway providing hard standing for at least 3 vehicles leading to a

Detached Double Width Garage

With twin up and over doors, power and light, side personal door.

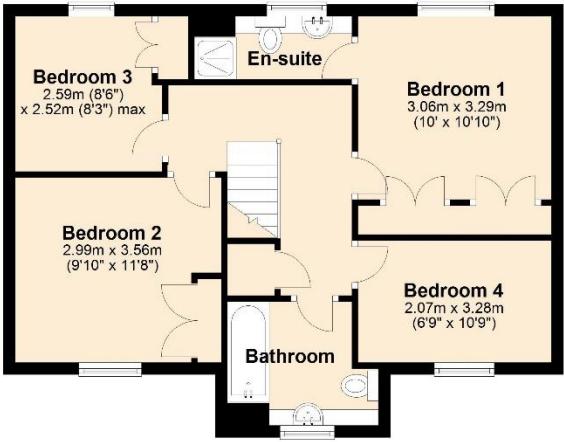
The front garden consists of mature shrub beds and lawn edging, outside tap. Gated access leads to the rear garden which is delightfully landscaped and having sandstone patio and paths with brick block edging, slate bed, drying area, lawn with mature shrub borders and maturing silver birch tree, outside tap.

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.



Ground Floor
Approx. 90.9 sq. metres (978.2 sq. feet)

Total area: approx. 146.6 sq. metres (1578.1 sq. feet)
These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



First Floor
Approx. 55.7 sq. metres (599.9 sq. feet)

