



Wensley, Rusper Road  
 Horsham, West Sussex, RH12 5QW  
 Guide Price £825,000 Freehold



**COURTNEY GREEN**

Estate Agent • Letting Agent • Managing Agent

# Wensley, Rusper Road, Horsham, West Sussex, RH12 5QW

Courtney Green are pleased to offer for sale this individual detached family residence believed to have been built in the 1930's and located on the North side of Horsham within walking distance of Littlehaven station. This delightful property has been owned by the same family for many years (?) during which time it has been enhanced and updated to provide a comfortable family home. The accommodation in brief comprises on the first floor, four bedrooms, a shower room and separate WC and, on the ground floor, an entrance hall off which is a double aspect sitting room, a separate dining room, a cloakroom, and a good sized kitchen/family room. Furthermore, there is a useful utility room and WC and attached to the kitchen and sitting room are two regency-style conservatories. The property benefits from having replacement double glazed-fittings and an oil fired heating system to radiators. Outside there are good-sized front and rear established gardens with a long driveway to the front, providing ample parking together with a detached garage. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful house to appreciate its finer qualities and features.

**Covered Porch**  
Double-glazed side aspect, quarry tiled floor and light to

**Entrance Hall**  
Double glazed side aspect, over reach master socket, radiator, under stairs cupboard.

**Cloakroom**  
Frosted double-glazed front aspect, pedestal wash hand basin, low level WC, shelf.

**Sitting Room**  
Double-glazed double aspect to the front and side. Feature fire place with marble hearth, radiator, double-glazed door to conservatory with laminate flooring and door to garden.

**Dining Room**  
Double-glazed bay front aspect, feature fireplace with quarry tiled hearth, shelving either side.

**Kitchen/Family Room**  
Double glazed double aspect to the side and rear, chimney breast recess housing oil fired boiler with cupboards and shelving either side, dresser unit with display cupboards, door to pantry with double glazed rear aspect, shelving, power and light, space for a fridge freezer.

**Kitchen**  
Double glazed double aspect to both sides. Fitted with a range of base and wall mounted cupboards and drawers in limed wood effect with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, low level AEG electric hob with concealed extractor hood over, AEG eye level double oven, plumbing for dishwasher, pelmet lighting, ceramic tiled splashbacks and flooring, fan light and radiator, door to conservatory with ceramic tiled flooring, French doors to the rear garden.

**Utility Room**  
Butler sink, plumbing for washing machine, ceramic tiled flooring, door to WC with low level WC, ceramic tiled floor.

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

**First Floor Landing**  
With double glazed double aspect to the front and side, radiator, loft hatch with drop down ladder.

**Bedroom 1**  
Double glazed triple aspect with fitted furniture incorporating bedside chest of drawers and corner shelf display units, overhead storage, three double width wardrobe cupboards, chest of drawers and dressing table.

**Bedroom 2**  
Double glazed front aspect, radiator, fireplace with cast iron inlay, two double wardrobe cupboards, vanity unit with inset wash hand basin, cupboard under, tiled splashback.

**Bedroom 3**  
Double glazed rear aspect, radiator, covered fire place, wardrobe cupboard, airing cupboard housing hot water cylinder, shelving and shower pump.

**Bedroom 4**  
Double glazed rear aspect, radiator.

**Shower**  
Double glazed front aspect. Vanity unit with marble effect inset sink, chromium mixer taps, cupboards under, wall mirror with vanity lighting, wall mounted cupboard. Quadrant shower cubicle with chromium thermostatic shower control with wall bracket and hand shower, fully tiled walls and flooring, extractor fan.

**Separate WC**  
Double glazed side aspect, low level WC.

## OUTSIDE

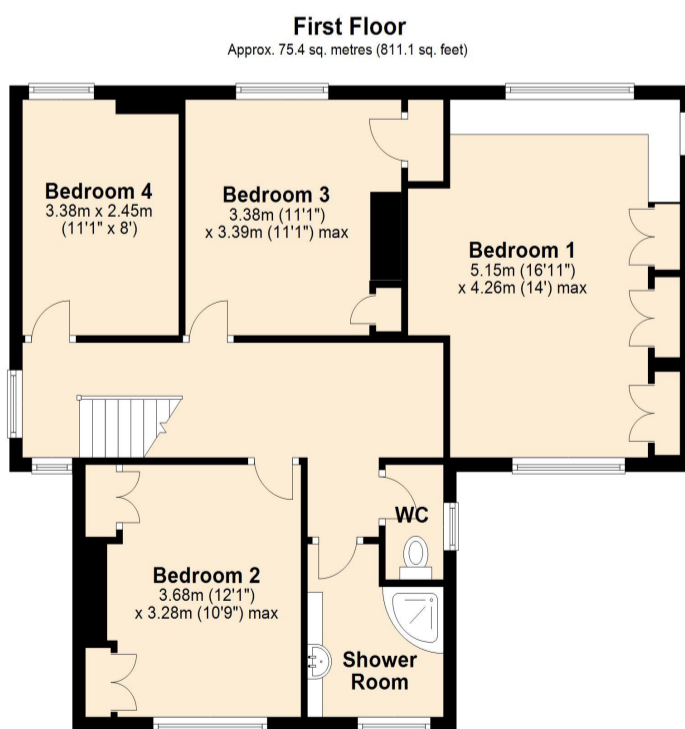
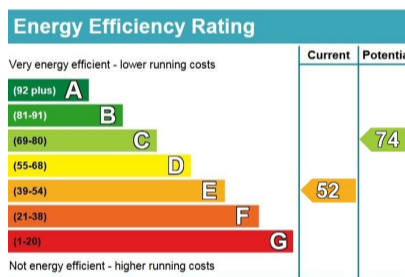
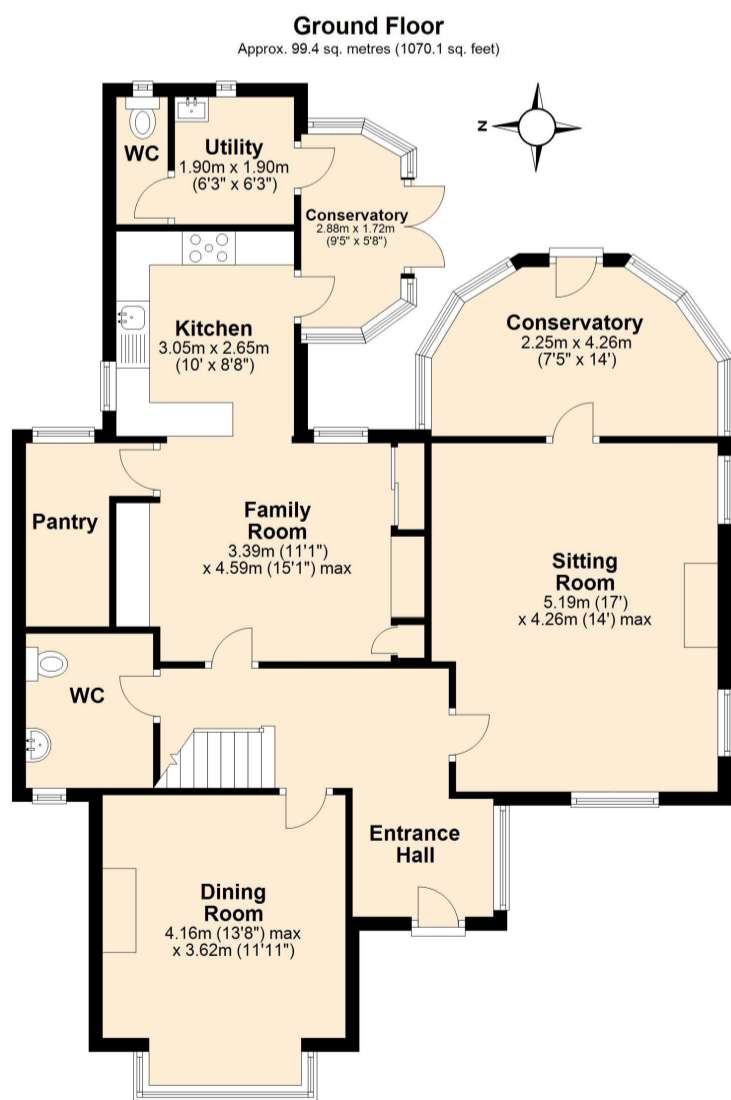
To the front of the property there is a large **Detached Garage** with up and over door, pitched tiled roof and having block paved hard standing to the front and side. A block paved driveway leads to a further area of hard standing providing ample parking. The front gardens are established with rhododendrons and rockery and lawn. Double gates lead to the rear garden which is of a good size and comprises an area of wide block paved patio with mature trees and shrubs, wide area of lawn, flagstone pathways leading to a pergola, rear patio with Summer House and timber garden shed with power and light. The gardens enjoy a good deal of privacy and are delightfully maintained.

**Services** - Mains water, electricity, oil fired central heating.

**Council Tax Band**— G

**Ref:** 23/5512/04/12

**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.



Total area: approx. 174.8 sq. metres (1881.2 sq. feet)

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

