



Kitchen/Family Room



Sitting Room



Dining Room



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



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Draft Details for
**47 STATION ROAD, HORSHAM,
WEST SUSSEX, RH13 5EZ**
GUIDE PRICE £595,000 FREEHOLD



Courtney Green are pleased to offer for sale this interesting detached house situated conveniently close to the railway station and with excellent accessibility to the nearby schools, shopping centre and Horsham park. Forming part of Horsham's unique history, we understand Alwyne Villa was built in 1883 for the then Station Master of Horsham Railway. This generously proportioned Victorian home offers good-sized living space and occupies a slightly unusual-shaped plot providing the benefit of a driveway parking area and a large detached garage. The accommodation briefly comprises a split-level entrance hall off which is a sitting room and separate dining room, a large kitchen/family room with integrated appliances and a large range cooker. Upstairs there are three good-sized bedrooms and a bathroom. Heating and hot water are provided by a gas-fired boiler and there are double-glazed fittings throughout the property. A courtyard garden adjoins the property and to the side of the garage, there is a private garden laid to lawn. There is also an original brick building used as a workshop. Viewings are recommended with the vendors' sole agents.

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Covered Entrance With stone step and leaded effect obscured double glazed panel to

Entrance Hall On two levels, the upper level with the staircase to the first floor, two steps lead down to the lower level where there is an under stairs storage cupboard with an electricity fuse box and meters, further cupboard housing a gas-fired boiler, space and plumbing for a washing machine.

Sitting Room With a double-glazed bay window to the front aspect with a wooden windowsill and radiator under, a cast iron fireplace with tiled inlay and slate hearth, two wall light points.

Dining Room Double aspect room with double glazed bay window to the front with wooden windowsill and radiator under, double glazed French doors leading out to the rear courtyard garden, chimney breast with a cast iron fireplace with a tiled inlay and slate hearth.

From the upper level of the **Entrance Hall** stairs lead to the lower level where an open doorway leads to the

Cloakroom Frosted double-glazed side aspect. Low-level W.C, pedestal wash hand basin with a tiled splashback, chromium towel warmer, tiled floor.

Fitted Kitchen/Family Room Fitted with a quality range of Magnet Charlston eye and base level storage cupboards, two glazed back-lit display cabinets, pull-out and swing space-saving corner unit and Rangemaster Classic 110 cooking range with two ovens and a grill, five gas burners, canopied Rangemaster hood/light above, built-in dishwasher, 'fridge and freezer, extensive areas of working surface with a 1 1/2 bowl white sink with a chromium monobloc tap, double glazed windows to each side and the rear, wall tiling, florescent countertop lighting, ceiling spotlights, Victorian style radiator, tiled floor, double glazed skylight in a lantern style ceiling, upright designer radiator.

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

First Floor Landing Shelved recess, loft hatch, double-glazed front aspect. A useful area suitable for a small desk with an adjacent telephone point

Bedroom 1 With a double-glazed window to the front aspect and radiator beneath, coved ceiling.

Bedroom 2 With a double-glazed front aspect window radiator beneath, coved ceiling

Bedroom 3 Double-aspect room with double-glazed windows to the side and rear, radiator, cupboard.

Bathroom Frosted double-glazed side aspect. Fitted with a white suite comprising a P-shaped shower/bath with chromium mixer taps and thermostatic shower control with a wall bracket, hand shower and overhead drencher unit, low-level W.C with a concealed cistern, tiled walls, extractor fan, laminate flooring.

OUTSIDE

To the front of the house there are areas of lawn with brick edged borders enclosed by a wall with a cast iron gate and multi-coloured quarry tiled stone path to the front door. To the right-hand-side there is a double width brick paved driveway providing parking for two large vehicles and this in turn accesses the garage.

Double Sized Garage

With a single up-and-over door to the front and large and generous eaves storage space, windows to each side, glazed door to the garden, light and power.

The Garden The main garden area is to the right-hand-side being a triangulated area of lawn with borders and a mature hedgerow to the front and fence to the rear.

From the paved driveway at the front, a gated access leads to the **Courtyard Patio** With a stone and paved patio between the house, garage and patio doors with security light and there is an additional small area to

the rear of the house with brick wall and corner rockery. This in turn leads to an additional side storage/drying area with an outside tap and **Brick Built Shed 6' (1.83m) x 8' (2.44m)** approximately (tapers) Probably the original privy, of brick construction with a pitched roof.

Council Tax Band - E

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.

