



13 Nightingales Close
 Horsham, West Sussex RH13 5LB
 Price £725,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

13 Nightingales Close, Horsham, West Sussex, RH13 5LB

Courtney Green are pleased to offer for sale this very well presented and enhanced detached family residence situated in a most convenient position within walking distance of both Millais and Forest Schools. The current owners have expertly altered the configuration of the downstairs accommodation to provide an extremely modern family friendly living space. The accommodation comprises a principal bedroom with luxury en-suite shower room, three further bedrooms and a modern family bathroom, an entrance hall with a cloakroom, a good-sized sitting room and a fantastic open plan kitchen/living room with a fully integrated kitchen, off which is a separate utility room. The property is located in a corner position and to the rear there is off road parking for two cars and a former detached double width garage which has been cleverly converted to provide a fantastic home office/studio. The rear garden is fully enclosed and enjoys a good degree of privacy. The vendors sole agent Courtney Green strongly recommends an internal inspection of this delightful family residence to appreciate its finer qualities and features.

Front Door with frosted double-glazed light to:

Entrance Hall
Oak flooring, radiator, NEST control.

Cloakroom
Vanity shelf with inset wash hand basin having chromium mixer tap with cupboard under, metro-style tiled splashback, mirrored cabinet, low level WC, metro-style tiling surround, radiator, patterned ceramic tiled flooring, extractor fan, downlighting.

Sitting Room
Double-glazed front aspect with plantation shutters. Marble fire surround with slate hearth, inset wood burning stove, Oak flooring, under stairs display unit with shelving and cupboards, downlighting.

Kitchen/Family Room
Twin triple bi-fold doors to the rear garden, Oak flooring, central marble top table with seating and cupboards under, Shaker-style range of base and wall mounted cupboards and drawers in light grey finish having complementing worktop surfaces incorporating a butler sink with chromium flexible monobloc tap, pull-out refuse drawer, integrated Bosch dishwasher, eye level double oven and Bosch microwave, pelmet lights, metro-style splashback, space for an American style fridge, under stairs cupboard, under stairs display unit with drawers and cupboards and downlighting.

Utility Room
Double-glazed front aspect, matching Shaker style units and worktop surfaces, space and plumbing for washing machine and tumble dryer, patterned ceramic tiled flooring, radiator, downlighting, extractor fan.

From the Entrance Hall, the staircase rises to the

First Floor Landing
With double-glazed side aspect, radiator, airing cupboard, over stairs cupboard with fitted drawers and shelf, loft hatch with drop down ladder to boarded loft space and housing gas fired boiler.

Principal Bedroom
Double-glazed front aspect with plantation shutters, radiator, fitted wardrobe cupboards with hanging rails, shelves and chest of drawers, air conditioning unit.

En-Suite Shower Room
Frosted double-glazed front aspect. Designer pedestal wash hand basin with chromium mixer tap, tiled splashback, chromium legs and stainless steel towel holder, low level WC, over sized shower cubicle with metro-style tiled walls, chromium mixer tap, overhead drencher unit, sliding glass screen, patterned ceramic tiled flooring, extractor fan, downlighting, radiator and towel warmer.

Bedroom 2
Double-glazed front aspect, radiator.

Bedroom 3
Double-glazed rear aspect, radiator.

Bedroom 4
Double-glazed rear aspect with plantation shutters, radiator, downlighting.

Bathroom
Frosted double-glazed rear aspect. Roll-top bath with glass shower screen, chromium mixer tap and shower attachment, low level WC, vanity unit with inset wash hand basin and chrome mixer tap, cupboard under, metro-style splashback, radiator with chromium towel warmer, downlighting, extractor fan, patterned ceramic tiled flooring.

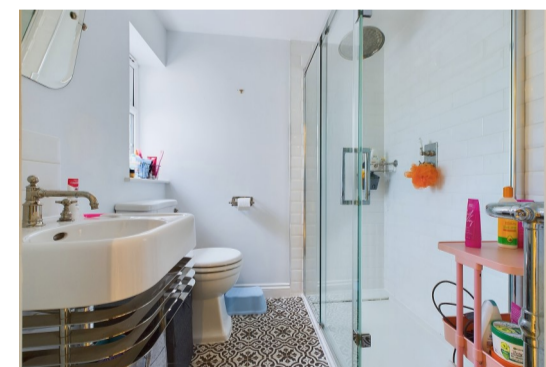
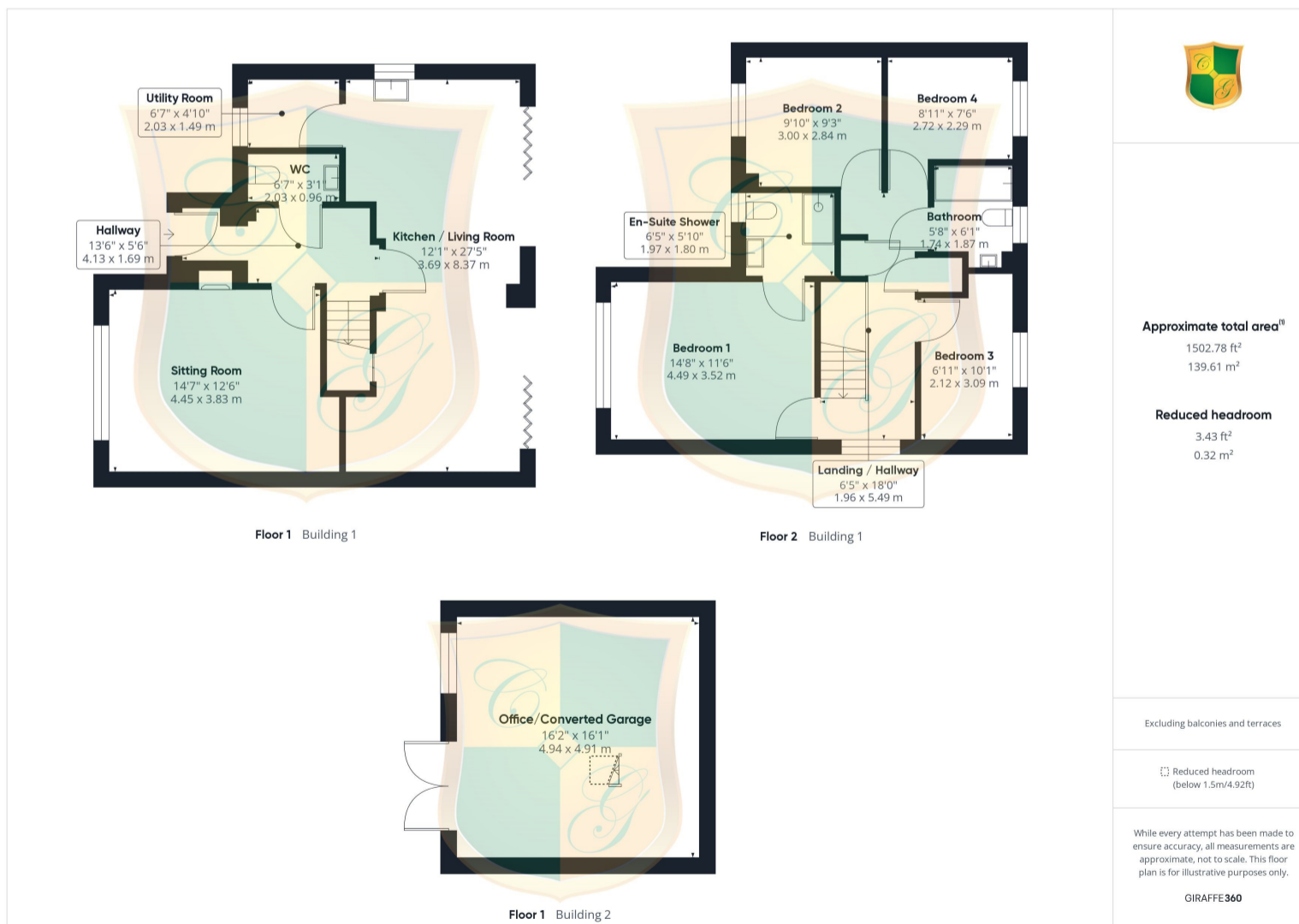
OUTSIDE

The property is located on the corner of Nightingales Close and Highlands Avenue and to the front there is an enclosed garden with lawn, maturing shrubs and dwarf brick wall surround. Gated side access leads to the **Rear Garden** which comprises of a full width raised patio and side path, area of lawn, outside tap and light, gated rear access to driveway providing off road parking for two cars. **Full Width Detached Double Garage** cleverly converted to create a fantastic **home office/studio** with oak flooring, downlighting, loft hatch with drop down cantilever ladder to useful loft space, double-glazed French doors to the rear garden, power and light.

Council Tax Band— F

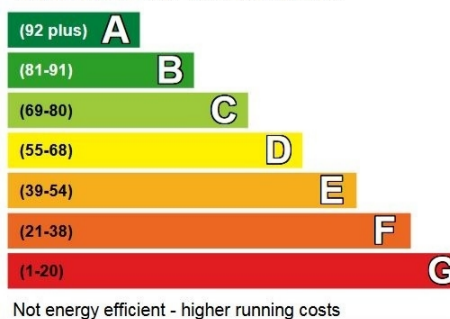
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Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
67	85