



132 New Street
 Horsham, West Sussex RH13 5EE
 Guide Price £425,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

132 New Street, Horsham, West Sussex RH12 1EE

Courtney Green are delighted to be offering for sale this charming and characterful three bedroom, semi-detached family residence which is situated in a convenient location within walking distance of Horsham railway station and the town centre. Offering a fantastic opportunity for an incoming purchaser to improve and possibly enlarge (S.T.P.P), with a significant uplift in value possible, as evidenced by recent nearby sales. The accommodation comprises in brief, an entrance hall, a large dining room, a sitting room with bay window, a fully fitted kitchen and a downstairs bathroom making up the ground floor. On the first floor there is a large principal bedroom spanning the width of the property and two further bedrooms. On the second floor there is a large loft room which whilst not conforming to current building and fire regulations, could be converted to create a further large bedroom. Outside to the front of the property is an area of block paving, and a pathway leading to the rear access gate. To the rear is a wonderfully secluded garden. Heating is provided by a gas fired boiler and the property has the benefit of double glazed windows throughout.

LOCATION The vibrant market town of Horsham, offers a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and café's, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which is just 10 minutes' walk away and affords direct routes to London and the coast and Gatwick airport is only a 20 minute drive. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fuelled mountain bike trails all within easy reach.

Entrance Hall

A convenient entrance hall with fitted coir matt, wood effect flooring, downlighting, radiator, stairs rising to the first floor landing and door to dining room.

Dining Room

A large dining room with rear aspect window, radiator, downlighting and opening to sitting room with large understairs cupboard.

Sitting Room

With double glazed bay fronted window, radiator, open fireplace with ornate cast iron surround, oak pillared mantel and tiled hearth.

Kitchen

A fitted kitchen comprising a range of eye and base level cabinets and drawers with complementing worktops, tiled splashbacks, integrated electric oven with gas hob and hidden extractor over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge/freezer, side aspect window and opening to rear entry hall. Rear door from hall accessing garden

Shower Room

A modern shower room comprising an oversized corner shower, vanity wash hand basin with mixer tap, mirrored bathroom cabinet with lighting, low level w.c with dual flush, radiator, downlighting and extractor fan.

From the Entrance Hall, stairs rise to the **First Floor Landing**, where there is a side aspect window, doors accessing bedroom 1 & 2 and stairs rising to the loft room.

Bedroom 1

A large principal bedroom with bay fronted window, radiator, and large fitted wardrobe.

Bedroom 2

A good sized bedroom with large fitted wardrobe/cupboard, rear aspect window and opening to bedroom 3.

Bedroom 3

A further bedroom with rear aspect window, radiator and downlighting.

Loft Room

A useful space, which whilst it is not conforming with current building and fire regulations, has potential (S.T.P.P) to enlarge with dormers and finish the conversion to create a principal suite with ensuite bathroom or two separate bedrooms, as other have done. Rear and side aspect windows and two eaves storage cupboards.

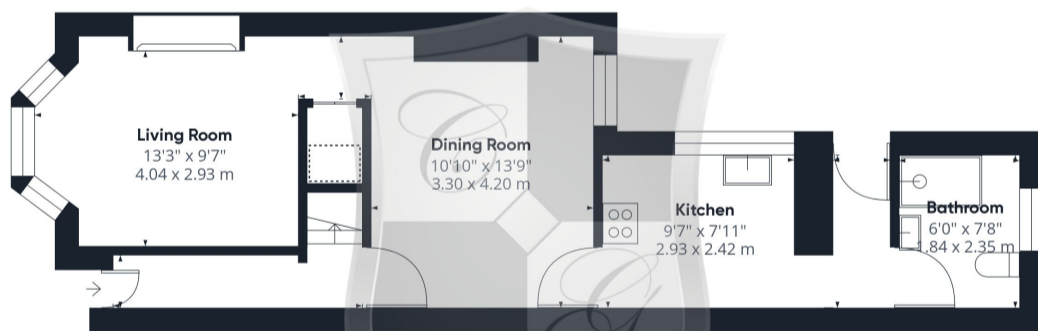
OUTSIDE

To the front of the property is an area of block paving and a side path accessing the garden via a timber gate. To the rear is a wonderfully secluded garden, with an area of hardstanding creating a seating area, brick built steps rise to an area of lawn, and there is raised decking creating further seating space

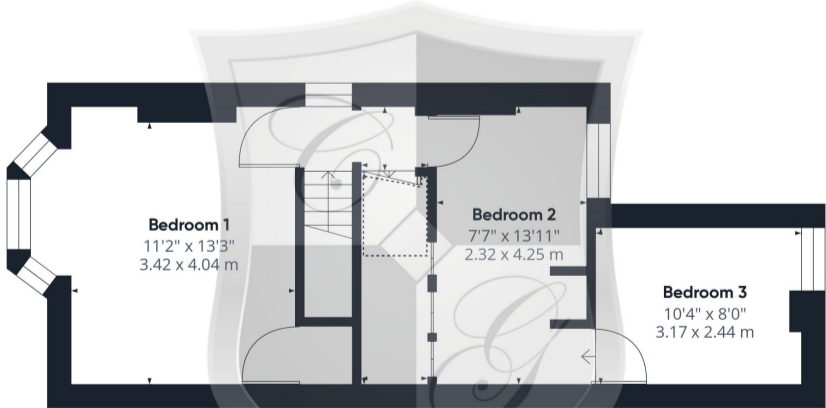
Council Tax Band— C

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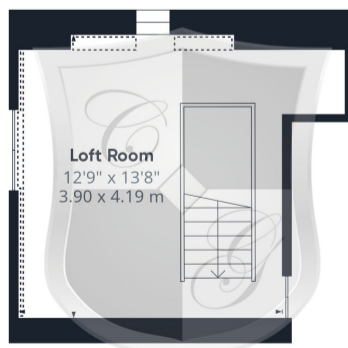
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Floor 1



Floor 2



Floor 3



Approximate total area^{RM}
1070.72 ft²
99.47 m²

Reduced headroom
25.16 ft²
2.34 m²

Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		78
E	39-54		65
F	21-38		
G	1-20		
*Not energy efficient - higher running costs			

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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