



Farthings

Broadwater Lane, Horsham, West Sussex, RH13 6QW
Guide Price £725,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Farthings, Broadwater Lane, Horsham, West Sussex, RH13 6QW

Courtney Green are delighted to bring to the market this extended three bedroom, detached bungalow positioned in the unspoilt, semi-rural Hamlet of Copsale, less than 10 minutes drive from Horsham town. Very well cared for by the previous custodians and sitting within a generous plot, the property offers a fantastic opportunity, with undoubted further potential to improve and extend (S.T.P.P). The generous accommodation comprises a large, welcoming entrance hall, an 'L' shaped sitting room with French doors to the side courtyard garden, a shaker style fitted kitchen with integral appliances open to the dining area, a spacious principal bedroom suite with separate walk in wardrobe/dressing room and ensuite shower room, two further double bedrooms, both with fitted wardrobes and finally, a family bathroom. The property is approached via a timber five bar gate to a large gravel driveway, providing parking for numerous cars and accessing the detached garage. Secluded and well stocked gardens surround the property with defined areas of hardstanding, paving, lawn and border planting. There is a large timber built workshop with power, a further timber built shed, a recently replaced oil tank and a courtyard garden to the side of the property, with an attractive arched side access gate. An oil fired boiler provides heating and hot water, the property has double glazed windows throughout and there is a sewage treatment plant for waste water. Viewings are strongly recommended to appreciate this property's finer details and the allure of the location. No onward chain.

A part Flemish glazed, solid Oak door with leaded glass side panels opens to the

Entrance Hall A large and welcoming entrance hall with fitted coir matt, radiator, storage cupboard and loft hatch accessing the loft space with ladder access.

Sitting Room A spacious 'L' shaped sitting room with front aspect leaded bay window, French doors opening to the side garden, side aspect window, gas fire with stone surround, fuelled by external Calor gas bottles, radiator and door to kitchen.

Kitchen/Dining Room A shaker style kitchen comprising a range of eye and base level cabinets and drawers finished in a cream finish with complementing wood worktops above, integrated electric oven with four burner hob and built in extractor hood over, stainless steel 1 & 1/2 bowl sink and drainer with mixer tap, space and plumbing for washing machine, base level cupboard housing Camray Quartet oil boiler, tiled floor, door to entrance hall, rear door to garden, open to the dining area. The dining area is bright and spacious with rear and side aspect windows, a radiator, base level cupboard and tiled floor.

Family Bathroom A cream bathroom suite comprising an enclosed panel bath with shower over, low level w.c, pedestal wash hand basin, towel radiator, part wall tiling, obscured rear aspect window and airing cupboard housing hot water tank with shelving over.

Principal Bedroom A spacious principal suite with front aspect leaded window, radiator, walk in wardrobe/dressing room, and door to ensuite shower room.

Ensuite Shower Room With walk in shower cubicle, low level w.c, vanity wash hand basin with mixer tap over and storage below, towel radiator, obscured rear aspect window and extractor fan.

Bedroom 2 A large double bedroom with rear aspect window, full width fitted wardrobes and drawers and radiator.

Bedroom 3 A further large double bedroom with front aspect leaded window, fitted wardrobe and radiator.

Garage A large detached garage with up and over door, side aspect windows, side aspect door to garden, power, lighting and a boarded loft space.

OUTSIDE

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Council Tax Band— F

Ref: 24/5558/20/02

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.

