



4 Hillside
 Horsham, West Sussex, RH12 1NG
 Guide Price £950,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

4 Hillside, Horsham, West Sussex, RH12 1NG

Courtney Green are pleased to be offering for sale this individual detached family residence situated along an established residential road on the West side of Horsham. Creatively altered and enhanced by the current owners, the property offers spacious and flexible living accommodation and incorporates a self contained one bedroom annexe with its own front door. Nestled on it's large plot of approximately 1/4 of an acre, the property enjoys established rear gardens having a sunny Westerley aspect, and there is vehicular access to the rear along Hills Cemetery Road. The whole property is heated via a gas fired boiler to radiators as well as localised under floor heating for additional comfort. The accommodation is on two levels and on the first floor there are three double bedrooms and a luxury bath and shower room, and on the ground floor a large entrance hall with study area gives access to a principal bedroom with en-suite shower, a utility cloakroom, a highly spacious lounge/dining room with full width bi-fold doors opening to the rear garden and a comprehensively fitted kitchen with built-in appliances and walk in larder. At the front of the property there is a large forecourt providing ample parking. Within the garden is a large summer house which can be utilised for various uses, including a home office and studio. The vendor's sole agent strongly recommends an internal inspection of this delightful family residence to appreciate its size and finer qualities.

Stained glass **Front Door** to

Entrance Hall With slate tiled flooring, radiator, downlighting, under stairs recess, opening to

Study Area With double glazed bay front aspect, radiator, wood flooring, under stairs cupboard, door to

Walk in Cupboard With cloaks hanging area and shelf.

Cloakroom Fully tiled in limestone with low level WC, panel enclosed bath with chromium mixer tap and shower attachment, worktop surface with cupboards under, space and plumbing for washing machine, two eye level units, chromium towel warmer.

Living Room Full width bi-fold doors to the rear garden, slate flooring with under floor heating, four wall uplighters.

Kitchen A good size and fitted with a comprehensive range of base and wall mounted cupboards and drawers in cream Shaker style with complementing granite worktop surfaces and matching upstands, ceramic tiled splashback, pelmet lights, downlighting, wide bowl stainless steel sink with chromium monobloc tap and metal drainer tray, AEG stainless steel six ring gas hob with AEG filter hood over and matching granite splashback, space and plumbing for dishwasher, twin eye level AEG ovens, space for American style fridge, walk in shelved larder cupboard with LED light, slate tiled floor with underfloor heating, French doors to the rear garden.

Bedroom 1 Double glazed front aspect with quarry tiled sill, wooden flooring with under floor heating, door to

En-Suite Shower Room With a frosted double glazed side aspect, low level WC, vanity shelf with inset wash hand basin and chromium mixer tap with tiled splashback, inset mirror, LED lighting, cupboard under, shower cubicle with slate bench seat, chromium thermostatic shower control with wall bracket and hand shower and overhead shower head, tiled walls, porcelain tiled flooring with under floor heating, shaver point.

From the **Dining Area**, there is access to

Annexe Accomodation

Living Room/Kitchen Living area with double glazed bi-fold doors to the rear garden, wooden flooring with under floor heating, corner cupboard, fan light, dividing peninsula to the Kitchen are fitted with a range of base and wall mounted cupboards and drawers in light Oak with complementing worktop surfaces, with tiled splashback, single drainer stainless steel sink with chromium monobloc tap, Zanussi eye level oven under, space for fridge/freezer, four ring electric hob.

Wet Room Fully tiled in a limestone with mosaic tiled shower area and having a chromium thermostatic shower control with wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, chromium towel warmer, low level WC, downlighting, extractor fan, under floor heating.

Bedroom Double glazed bay front aspect, frosted double glazed door to the front, wood flooring with under floor heating.

From the **Entrance Hall**, a turning staircase with painted balustrade and glass panelling leads to the First Floor Landing with double glazed front aspect.

Bedroom 2 Wide double glazed rear aspect overlooking the rear garden. Radiator, loft hatch, deep eaves cupboard housing Worcester gas fired boiler and hot water cylinder with light.

Bedroom 3 Wide double glazed rear aspect overlooking the rear garden, dressing area with radiator.

Bedroom 4 Double glazed front aspect, radiator.

Luxury Bathroom Double glazed front aspect, porcelain tiling to the floor and walls, tiled panel enclosed bath with chromium mixer tap and hand shower, over sized shower cubicle with glass screen, chromium thermostatic shower control with hand shower and overhead drencher unit, low level WC, wall mounted vanity unit with inset sink with drawer under, chromium mixer taps, recess cupboard with shelf, shaver light, illuminated mirror, LED lighting, extractor fan, chromium towel warmer.

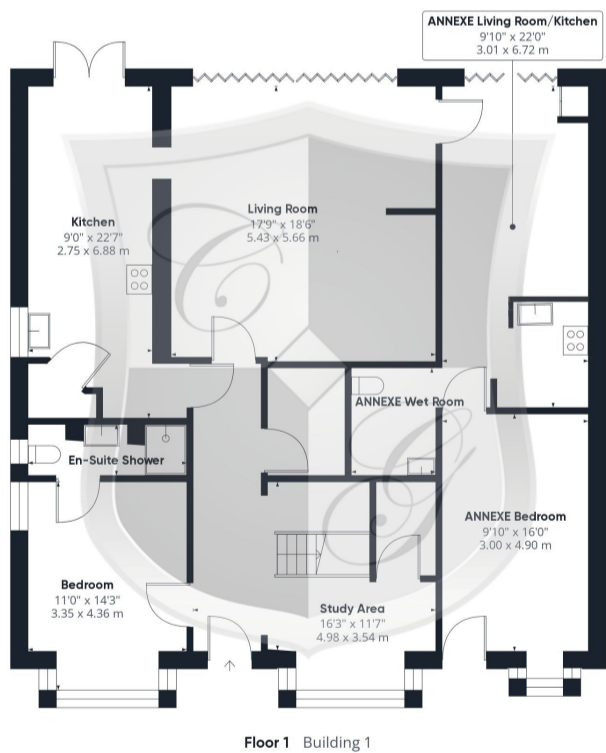
OUTSIDE

To the front of the property, there is a driveway providing parking for numerous vehicles. A side gate gives access to a large mature rear garden with extensive Indian stone terraced area giving way to a wide expanse of lawn. Within the garden is an impressive **Summer House** with light and power and which provides various uses. At the end of the garden are double gates providing rear access to Hillside Cemetery Road, off the Guildford Road.

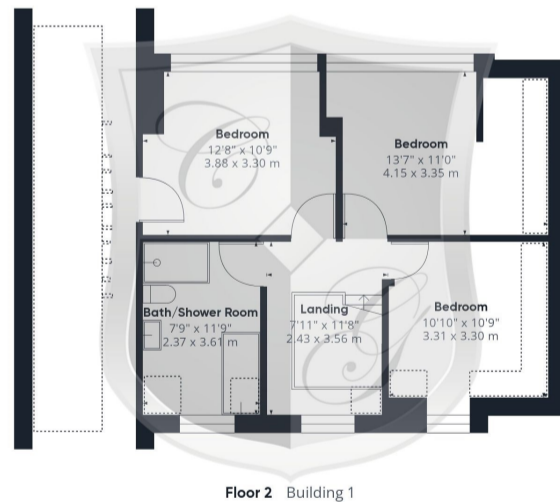
Council Tax Band— F

Ref: 24/5570/07/03

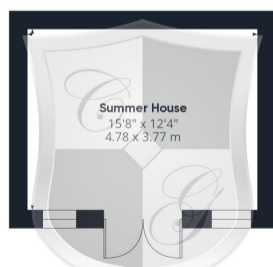
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area[†]

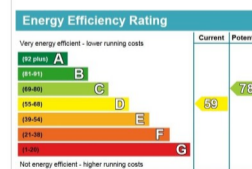
2221.87 ft²

206.42 m²

Reduced headroom

61.31 ft²

5.7 m²



(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.

GIRAFFE360

