



185 St Leonards Road  
 Horsham, West Sussex, RH13 6BD  
 Guide Price £540,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



# 185 St Leonards Road, Horsham, West Sussex, RH13 6BD

Courtney Green are pleased to be offering for sale this spacious and very well presented semi-detached residence situated in a prime residential location within walking distance of Heron Way, Millais and Forest schools. The property has been enlarged and provides spacious, light and airy living accommodation which comprises, on the ground floor, an entrance hall with a cloakroom, a spacious sitting room with feature fire surround, a conservatory and a separate dining room. The property features a fitted Park House kitchen/breakfast room in a cream high gloss finish and with a comprehensive range of built-in appliances and storage cupboards. On the first floor there are three bedrooms and a good size bathroom/shower. Integral to the property is a garage with an electric up and over door and housing a modern Worcester gas fired boiler. Outside, to the rear there is a raised level garden which has been beautifully maintained and to the front of the property there is off-street parking for three/four cars. To the side of the property there is a very useful full length covered area providing a drying space with access to the garage. The property is situated on the South East side of Horsham town and in addition to the three main schools mentioned, Horsham rugby club is close by as well as Mannings Heath Golf Club and St Leonards Forest for walks and exploring. Horsham train station and the town centre are both within easy reach.

**Front Door to Entrance Porch** with ceramic tiled flooring, wall light.

Double glazed stained glass **Front Door** to

**Entrance Hall** Radiator, Karndean flooring, under stairs cupboard.

**Cloakroom** Frosted double glazed side aspect. Low-level WC, wall mounted wash hand basin with tiled splashback, radiator, Karndean flooring, under stairs cupboard with sliding doors.

**Dining Room** Double glazed front aspect. Radiator, Karndean flooring.

**Sitting Room** Double glazed French doors to the conservatory. Chimney breast with fire surround with coal effect fire, radiator, TV aerial lead.

**Conservatory** Double glazed double aspect to the side and rear with double glazed door to the side. Radiator, two up-lighters.

**Kitchen/Breakfast Room** Double glazed rear aspect and frosted double glazed door to the side. Fitted with a comprehensive range of cream high gloss base and wall mounted cupboards and drawers with soft closing features, complementing worktop services and breakfast bar with corner inset double bowl stainless steel sink with chromium monobloc tap, Neff stainless steel gas hob with glass splashback and upstands, concealed filter hood over, Neff eye-level stainless steel oven under, integrated fridge/freezer and dishwasher, corner concertina style unit and refuse draw, pelmet lighting, pull out larder cupboard, storage cupboard with roller door, space and plumbing for washing machine, downlighting, Karndean flooring.

Turning staircase with wooden balustrade and double glazed side aspect to the

**First Floor Landing** Access to loft space with drop-down ladder.

**Bedroom 1** Double glazed rear respect with delightful outlook over the garden and Forest School playing field. Radiator, laminate flooring.

**Bedroom 2** Double glazed front aspect. Radiator, two built-in double width wardrobe cupboards, laminate wood flooring.

**Bedroom 3** Double glazed front aspect. Radiator, laminate flooring.

**Bathroom/Shower Room** Frosted double glazed double aspect to the side and rear. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, wash hand basin with chrome mixer taps and tiled splashback, vanity cupboard under, low level WC with dual flush, walk in shower with glass screen, chrome thermostatic shower control with overhead drencher unit, extractor fan, localised tiling, ceramic flooring with underfloor heating, chrome towel warmer, downlighting, airing cupboard housing hot water tank and shelving.

## OUTSIDE

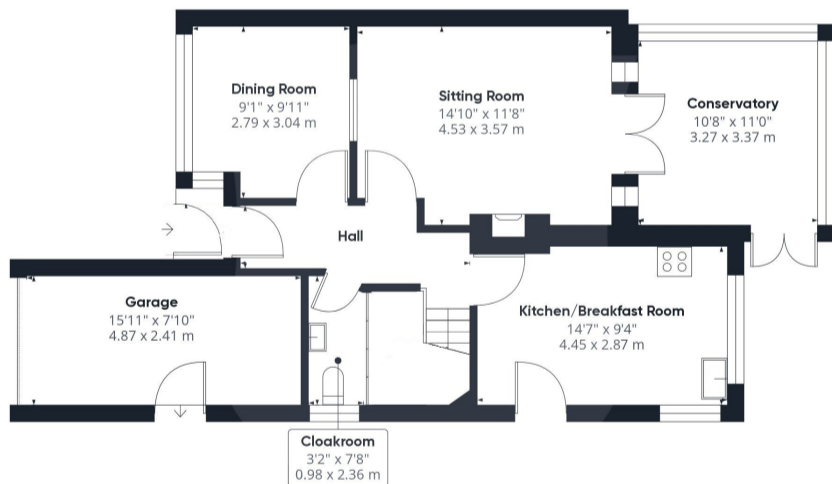
Vehicular access off St Leonards Road leads to a driveway which provides additional parking which leads to a bloc paved driveway with parking for three cars. Integral Garage with electric up and over door power light, wall mounted Worcester gas fired boiler, radiator, wall cupboards. Personal door to covered side area with paving, outside tap and store cupboard with gas meter.

The rear garden is of a good size and comprises an area of patio with steps leading to a raised lawn with well-maintained maturing shrubs and plants. There is a further concealed rear garden housing a greenhouse and timber garden shed.

**Council Tax Band— E**

**Ref: 24/5551/09/02**

**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.



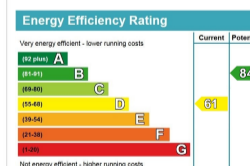
Floor 1



Floor 2



**Approximate total area<sup>11</sup>**  
1205.02 ft<sup>2</sup>  
111.95 m<sup>2</sup>



(1) Excluding balconies and terraces

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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