



# Chase Cottage

47 Brighton Road, Horsham, West Sussex, RH13 6EZ

Guide Price £550,00 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



# Chase Cottage, Brighton Road, Horsham, West Sussex, RH13 6EZ

Courtney Green are pleased to be offering for sale this highly individual-character residence nestled within a small courtyard development located opposite delightful parkland grounds and within half a mile of Horsham town centre. Believed to be of Victorian origin, the property boasts many fine features and has spacious accommodation arranged on two levels comprising a principal bedroom with an en-suite shower room, two further bedrooms and a bathroom on the first floor. On the ground floor there is a spacious entrance hall with a cloakroom, a good-sized sitting room with a deep bay window and a fireplace recess, a fantastic family sun room which has direct access to the rear garden and a modern fitted Shaker style kitchen/dining room. To the rear of the property is a lovely-enclosed garden aswell as a paved courtyard area to the side. The property is approached along a shared gravel driveway and opposite the property at the front is a single garage to the side of which is allocated parking. The property benefits from gas fired heating system to radiators and double glazed fittings, the majority of which are sash style and includes a delightful feature arched window in the principal bedroom and a deep bay window in the sitting room overlooking the rear garden. The seller's agent Courtney Green strongly recommends an internal inspection of this delightful residence to appreciate the size and finer qualities.

Double glazed **Front Door** to

## Spacious Entrance Hall

Radiator, dado rail, under stairs cupboard with light, door to

## Cloakroom

Low level WC, wash hand basin with glass shelf and mirror over, dado rail, extractor fan.

## Sitting Room

Deep double-glazed rear aspect, two radiators, decorative coved ceiling, 4 uplighters, recessed fireplace with stone hearth, TV/telephone point, French doors to

## Family Sun Room

With double-glazed French doors at either end and a double-glazed roof with electric skylights, two pendant lights, wood-effect laminate flooring, TV point, 2 upright designer radiators.

## Kitchen/Dining Room

Double-glazed, double aspect to the front and side and double-glazed French doors to the side courtyard. Fitted with a range of base and wall mounted cupboards and drawers with soft close features and finished in a grey Shaker style with complementing work top surfaces incorporating 1 1/2 bowl sink unit with chromium monobloc tap, Zanussi stainless steel gas hob and Beko electric oven, wall mounted Worcester gas boiler, space and plumbing for washing machine, pelmet lighting, laminate wood flooring.

From the **Entrance Hall** a turning staircase with decorative balustrade rises to the

## Spacious First Floor Landing

With double glazed front aspect, access to loft space, large double width pine linen cupboard with storage above and below, radiator.

## Principal Bedroom

With double glazed side aspect and a feature double-glazed arch window overlooking the rear garden, radiator, two double wardrobe cupboards, wall light point and telephone point, tv point, two bedside wall lights.

## En-Suite Shower Room

Low level WC, pedestal wash hand basin with mirror and light over, step to raised shower cubicle which is fully tiled, Aqualisa thermostatic shower control with wall bracket and hand shower, chromium towel warmer, extractor fan.

## Bedroom 2

Double-glazed side aspect, radiator, decorative arch feature.

## Bedroom 3

Double-glazed side aspect, two built in wardrobe cupboards, radiator, decorative arch feature.

## Bathroom

Fitted with a white suite comprising panel bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, shaver light and mirror, chromium towel warmer.

## OUTSIDE

The property is approached by a shared gravel courtyard area leading to a

## Single Garage

With up and over door, adjacent to allocated parking space.

Gated access at the front leads to the side courtyard area with outside tap and electrical socket. Double glazed French doors to the family sun room. To the rear of the property there is a lovely enclosed garden comprising heptagonal shaped lawn with brick edging, slate beds with flower and shrubs and an area of decking in the corner surrounding a mature Yew tree.

## Council Tax Band— E

**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.

