



183 Comptons Lane  
 Horsham, West Sussex RH13 6BW  
 Guide Price £975,000 Freehold



**COURTNEY GREEN**

Estate Agent • Letting Agent • Managing Agent

# 183 Comptons Lane, Horsham, West Sussex RH13 6BW

Courtney Green are very pleased to be offering for sale this deceptively spacious (243m<sup>2</sup> (2616ft<sup>2</sup>) and beautifully presented five bedroomed detached family residence situated in a prime residential location within the catchment area for Millais and Forest schools. Altered and expertly enlarged by the current owners in 2015, the accommodation is now set on three levels. On the ground floor there is an entrance hall off which is a cloakroom, a comfortable drawing room with attractive fire surround, a spectacular open plan kitchen/living area with full width bi-fold doors that open up to a lovely landscaped garden and having heated porcelain tiled flooring, a comprehensively fitted kitchen area having a central granite and Oak island with seating, a highly spacious living area with Italian lighting over a large Aramith Fusion Pool Dining table, built in ceiling speakers and a Philips hue lighting system and a floating TV unit. Off the kitchen area is a separate utility room with access to an integral garage. On the first floor there is a principal dressing suite comprising double bedroom, dressing room with built in wardrobe cupboards and a luxury en-suite bath/shower room, as well as a double bedroom with en-suite shower room, further bedroom, study/bedroom 5 and a family bathroom. The original loft space now comprises a large double bedroom with en-suite shower room. Other features include hard-wired cat5 ethernet cables to a number of rooms and a heating and hot water system controlled using German tado control system. Outside and to the front of the property there is a wide block paved area of hard standing providing off road parking complete with an Asgard bike store for bicycles. To the rear there is a fully enclosed garden which has been beautifully landscaped with patio areas, pebble beds and having wall and fence borders. All in all this is a superb family house with many features which can only be fully appreciated by means of an internal inspection.

Patterned opaque double glazed **Front Door** to

## Entrance Hall

Dark wood effect tiled flooring, covered radiator, under stairs recess.

## Cloakroom

Frosted double glazed front aspect, back to wall WC with chromium dual flush, dark wood effect tiled flooring and matching pedestal with white over wash hand basin having chromium mixer tap and splashback.

## Sitting Room

Double glazed double aspect to the side and front, attractive fire surround with marble hearth and inlay, coal and pebble gas fire, two radiators (one covered), dark wood effect tiled flooring, coving.

## Magnificent Open Plan Kitchen/Living Room

Full width bi-fold doors with double glazed fitments having internal blinds, opening up to the rear garden, heated porcelain tiled flooring, three double glazed skylights, wall mounted display units, Aramith Fusion Pool Dining table (available by separate negotiation) with Italian lighting over, down lighting and five Kef ceiling speakers. Kitchen area with a large central granite island having dark Oak corner breakfast bar with seating, AEG touch control electric hob with stainless steel designer filter hood over, inset stainless steel sink with waste disposal, chromium monobloc tap, routed drainer, integrated Hot Point dishwasher, refuse drawer, pan drawer, full width range of base and wall mounted cupboards and drawers in dark wood finish incorporating display units with lighting, matching granite worktop surface, Samsung eye level twin ovens, pull out larder cupboard, space for American style fridge, downlighting, under stairs cupboard with light.

## Utility Room

Double glazed door to the side, granite worktop surfaces with inset sink having chromium monobloc tap and routed drainer, black glass splashback and pelmet lights, fitted with a range of base and wall mounted cupboards and drawers in light beige finish, dishwasher, space and plumbing for washing machine, wine rack, concealed Viessman gas fired boiler. Door to **Garage** with power, light and radiator (former Dining Room)

From the **Entrance Hall** the staircase rises to the **First Floor Landing** with radiator, airing cupboard housing unvented water heating and shelving, door to

## Bedroom 1—Principal Bedroom Suite

Which comprises double bedroom having double glazed double aspect to the front and side, radiator, loft hatch. Dressing Room with built in twin full width wardrobe cupboards having sliding doors (one side is mirrored) **En-Suite bath/shower room**, frosted double glazed rear aspect, stand alone oval bath with chromium pedestal mixer and hand shower, vanity unit with twin wash hand basin having chromium waterfall mixer tap with cupboards under, low level WC with concealed cistern, over sized shower cubicle with chromium thermostatic hand shower and over head drencher unit, mirrored cabinet, shaver point, downlighting, porcelain tiled walls and flooring, downlighting and extractor fan.

## Bedroom 2

Double glazed front aspect, radiator

## En-Suite Shower Room

Frosted double glazed front aspect, vanity unit with inset wash hand basin having chromium waterfall tap, cupboard under, back to wall WC, chromium dual flush, mirrored cabinet over, recess shower cubicle with chromium thermostatic hand shower and over head drencher unit, fully tiled walls and flooring, white towel warmer, downlighting, extractor fan.

## Bedroom 3

Double glazed rear aspect, radiator, double width wardrobe cupboards.

## Bedroom 4/Study

Double glazed rear aspect, radiator

## Family Bathroom

Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin having chromium mixer tap with cupboard under, back to wall WC, chromium dual flush, white towel warmer, tiled walls and flooring, downlighting, extractor fan, illuminated mirrored cabinet.

From the **First Floor Landing** a turning staircase rises to the **Second Floor Landing** with double glazed skylight, eaves cupboard.

## Bedroom 5

Double glazed side aspect and double glazed skylight, radiator, eaves storage cupboard.

## En-Suite Shower Room

Double glazed skylight, Quadrant shower cubicle with chromium thermostatic shower control, wall bracket and hand shower and over head drencher unit, vanity wash hand basin with chromium waterfall mixer tap and drawer under, low level WC, white towel warmer, fully tiled walls and flooring.

## OUTSIDE

To the front of the property there is a wide area of block paved hard standing providing off road parking for up to four cars, laurel hedging and brick wall surround, shrub borders, outside light, Asgard bike store for four bicycles. A gated side access leads to a landscaped rear garden with raised porcelain tiled patio, block paved side path, large pebble beds with shrubs, synthetic lawn and Oak chip bedding. To the rear is a block paved patio with Pergola and power socket, outside lights. This delightful garden has wall and fence surround.

**Council Tax Band— F Estate Management Charge** - The property forms part of Randolph Mews Development (Dew Pond Close) and is subject to an annual management fee, currently £378.28.

**Ref: 24/5592/16/04 Referral Fees:** Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

