



5 Three Acres
 Horsham, West Sussex, RH12 1RS
 Guide Price £600,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

5 Three Acres, Horsham, West Sussex RH12 1RS

Courtney Green are pleased to be offering for sale this individual detached bungalow situated in an established residential road within easy walking distance of Horsham town centre. Built in the 1950's and subsequently extended the property now boasts spacious and adaptable accommodation which comprises an entrance hall off which are 3 bedrooms, a sitting room and a dining room, a modern fitted kitchen, a bathroom and a cloakroom. The property sits on a generous plot with gravelled hard standing to the front providing off road parking, which leads to a garage/workshop. To the rear there is an established private garden with raised terrace, lawn, flower and shrub beds and borders. The property is conveniently located within a quarter of a mile walking distance of the stores of Sainsbury's, John Lewis and Waitrose as well as the full compliment of retail shops and restaurants within Horsham town centre.

Leaded double glazed **Front Door** to

Entrance Hall Double glazed double aspect to the side, laminate wood flooring, covered radiator, loft hatch with drop down ladder giving access to fully boarded loft space with double glazed dormer overlooking the rear garden.

Cloakroom Frosted double glazed front aspect, low level wc., vanity unit with inset wash hand basin and tiled splashback cupboard under, chromium towel rail, laminate wood flooring.

Sitting Room Double glazed front aspect, chimney breast with electric real flame effect log fire.

Dining Room Double glazed French doors to the rear garden, laminate wood flooring, covered radiator.

Kitchen

Double glazed double aspect to the side and rear, double glazed door to side. Fitted with a range of base and wall mounted cupboards and drawers in white high gloss finish and having complimenting work top surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap. Breakfast bar area with seating under, space for a range cooker, stainless steel filter hood over, grey and white brick style tiled splashback, space for a fridge freezer, space and plumbing for washing machine and dishwasher, laminate wood flooring, radiator, broom cupboard, boiler cupboard housing Vaillant gas fired boiler, radiator, shelving.

Bedroom 1 Double glazed double aspect to the front and rear, two radiators, tv point, recessed display shelves.

Bedroom 2 Double glazed front aspect, radiator, tv point.

Bedroom 3 Double glazed rear aspect, radiator.

Bathroom Frosted double glazed rear aspect, fitted with a white suite comprising a panelled bath with chromium mixer tap, chromium thermostatic shower control, wall bracket and hand shower. Glass shower screen, vanity wash hand basin with chromium mixer tap and cupboard under, low level wc., fully tiled walls, vinyl floor covering, chromium towel warmer.

OUTSIDE

To the front of the property there is a wide gravelled driveway providing hard standing with a paved drive to garage/workshop. Flowering shrub beds and borders, outside light. **Detached Garage/workshop** with metal up and over door, power and light, double door to the rear.

Rear Garden is landscaped with a paved terraced patio with steps to the lawn and paved courtyard, large timber garden shed and potting shed, flowering shrub beds and borders, corner decking area with pergola.

Council Tax Band— E

Ref: 24/5593/18/04

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

