



'Puerto Real' 10A Wimblehurst Road
 Horsham, West Sussex, RH12 2ED
 Offers In Excess Of £825,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

10A Wimblehurst Road, Horsham, West Sussex, RH12 2ED

Located on one of Horsham's premier roads and offered for sale after many years of ownership, is this attractive three bedroom detached house with a large established garden. The property has been well maintained over the years and offers much potential to further improve and create a wonderful family home. Of traditional construction and with attractive tile hung elevations, the property features leaded double glazed fittings and a modern gas fired heating system to radiators. The accommodation comprises, on the first floor, a spacious landing off which are three double bedrooms and a shower room, and on the ground floor, an entrance porch with access to a hallway off which is a spacious sitting room which opens up to a delightful sun room overlooking the rear garden, separate dining room and a good sized fitted kitchen/breakfast room with a walk-in pantry and utility room. A rear lobby to the side gives access to the cloakroom. Outside, to the front and rear there are beautiful well maintained established gardens. A driveway to the front provides off road parking for up to four cars with additional parking provided by a good sized garage. The large rear garden features, to the rear, a brick built workshop with pitch tiled roof and adjacent brick built store, together with a greenhouse and feature summer house. The vendors sole agent Courtney Green strongly recommends an inspection of this delightful house to appreciate it's finer qualities and potential.

Leaded double glazed **Front Door** to **Entrance Porch** With leaded double glazed front aspect, radiator.

Leaded Glazed door to **Entrance Hall** Radiator, under stairs cupboard.

Sitting Room Leaded double glazed front aspect, feature stone fire surround with fireplace recess, three wall light points, two radiators, wide opening to

Sun Room Double glazed rear aspect and leaded double glazed side aspect with door to the rear garden, radiator, two wall lights.

Dining Room Leaded double glazed bay rear aspect, radiator, three wall lights.

Kitchen/Breakfast Room Twin leaded double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in light Oak finish and having complementing worktop surfaces incorporating a four ring gas hob, stainless steel splashback and AEG filter hood over, AEG electric oven, space and plumbing for dishwasher, 1 1/2 bowl sink unit with monobloc tap, space for a fridge freezer, pine cladding to some walls, radiator.

Walk in pantry Leaded double glazed front aspect, shelving.

Utility Room Leaded double glazed front aspect, worktop surfaces, space and plumbing for washing machine, gas and electric meters.

Door to **Rear Lobby** with door to **Side Covered Area**.

Cloakroom Low level WC, frosted double glazed side aspect, electric panel heater.

From the **Entrance Hall** the staircase rises to the

First Floor Landing Leaded double glazed front aspect, radiator, loft hatch with drop down ladder and light. Airing cupboard with hot water cylinder and shelf.

Bedroom 1 Leaded double glazed double aspect to the front and rear, two radiators, two built in wardrobe cupboards with sliding doors and overhead storage, two wall lights.

Bedroom 2 Leaded double glazed rear aspect, radiator, double width wardrobe cupboard.

Bedroom 3 Leaded double glazed rear aspect, radiator, eaves cupboard.

Shower Room Frosted leaded double glazed front aspect, shower tray with curtain rail, chromium thermostatic shower control with wall bracket and hand shower, vanity unit with inset wash hand basin, low level WC with concealed cistern, half tiled walls, Dimplex electric heater, radiator.

OUTSIDE

At front of the property there is a wide tarmac driveway providing off road parking for up to four cars. The front gardens comprise a central pathway leading to the front door with lawn either side and established shrub borders. A door gives access to a secure covered passage which provides further access to the house, garage and rear gardens.

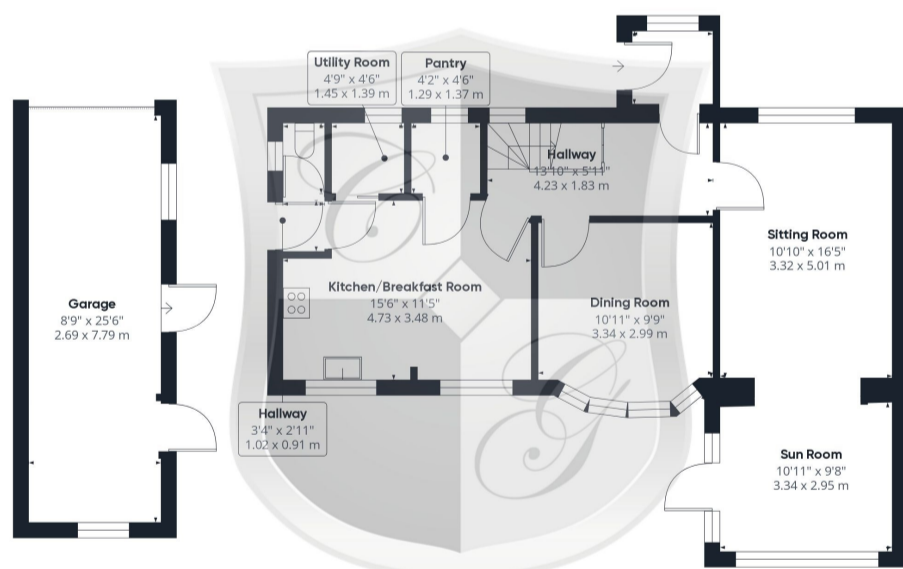
Garage With electric up and over door, power and light, workbench to the rear, wall mounted Worcester gas fired boiler.

The rear garden is a delightful feature of the property being of a particularly good size and featuring full width crazy paved patio, outside tap, further covered paved patio, extensive lawn with five maturing Silver Birch trees, established shrub borders, brick built hexagonal Summer House, greenhouse, brick store with pitch tiled roof and good sized brick built workshop, also with a pitched tiled roof.

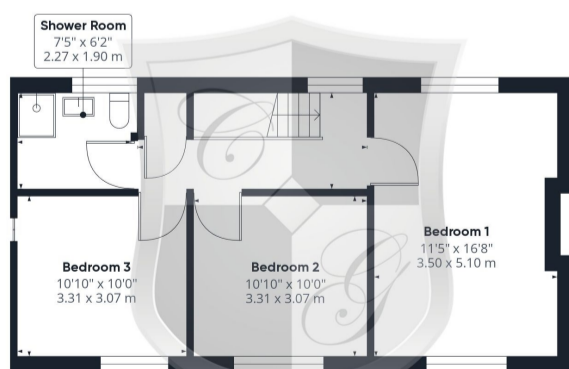
Council Tax Band - F

Referral Fees:

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



Floor 1 Building 1



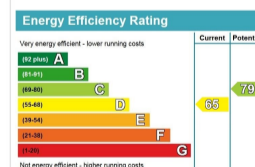
Floor 2 Building 1



Floor 1 Building 3



Approximate total area¹⁾
1835.39 ft²
170.51 m²



(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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