



Kitchen



Kitchen – view 2



Kitchen – view 3



Bi-Fold Doors



Living Room



Bedroom 1



Bedroom 2



Family Bathroom



# COURTNEY GREEN

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Draft Details for  
**14 GREENWAY, HORSHAM**  
**WEST SUSSEX, RH12 2JS**  
**PRICE £485,000 FREEHOLD**



Courtney Green are delighted to be offering for sale this beautifully presented and extended three bedroom semi-detached family residence situated on the popular west side of Horsham. Having been completely transformed by the current owners, the accommodation comprises on the first floor, three bedrooms and a luxury bathroom. On the ground floor, entrance hall, downstairs w.c, sitting room with bay window, fabulous open plan kitchen/family room with a Howdens fitted kitchen including bespoke island and built-in appliances. Other features include engineered oak flooring to the sitting room, refurbished original internal doors and full width bi-fold doors opening to the garden. Outside to the front there is a wide area of hard standing providing parking for at least two vehicles, to the rear is a beautiful landscaped rear garden. An internal inspection is strongly recommended by the vendors' sole agents, Courtney Green to appreciate the finer qualities of this delightful family home.

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Description -

### Covered Front Entrance

With brick steps rising to UPVC front door.

### Entrance Hall

With tiled floor, fitted coir matt, vertical radiator, understairs storage cupboard and natural wood doors to Sitting Room, downstairs w.c & open plan Kitchen / Family Room.

### Sitting Room

With front aspect double glazed bay window, engineered oak flooring, chimney breast with oak shelf above, wall mounted curved radiator below bay, fitted Venetian blinds.

### Downstairs w.c

With engineered oak flooring, LED downlighting, low level w.c with dual flush function, wall mounted wash hand basin with chrome mixer tap and tiled splashback, wall mounted radiator, extractor fan.

### Kitchen / Family Room

A beautifully appointed Howdens fitted kitchen, including a bespoke island unit, comprises a wall length range of eye and base level cabinets finished with a combination of light grey and navy doors with complementing solid oak worktops. From the island the worktop extends to create a useful breakfast bar with power sockets and USB charging points beneath, four burner electric hob with tower extractor above, integrated Bosch oven with microwave above, integrated dishwasher, ceramic sink and drainer with chrome mixer tap, double wine rack, under cabinet lighting, power points with USB charging, LED downlighting, wall mounted radiator, full width bi-fold doors opening to rear garden, natural wood door to utility area with space for washing machine and tumble dryer, door to understairs cupboard housing Worcester Bosch combination boiler.

From the entrance hall stairs rise to the first floor landing, with doors to bedrooms and bathroom.

### Bedroom 1

Front aspect double glazed bay window with newly fitted wall mounted radiator below, double power points either side of bed with USB charging facility.

### Bedroom 2

Rear aspect double glazed window, newly fitted wall mounted radiator, double power points either side of bed with USB charging facility.

### Bedroom 3

Front aspect double glazed window, wall mounted radiator, multiple power points.

### Bathroom

Recently fitted modern white bathroom suite comprising a 'P' shaped enclosed panel bath with chrome waterfall bath mixer tap, chrome handheld shower attachment, rainfall showerhead above and recessed shelf, low level w.c with dual flush function, vanity wash hand basin with chrome waterfall mixer tap above, tiled splashback, wall mounted mirror, shaver point, wall mounted heated towel rail, tiled flooring and LED downlighting.

### Outside

To the front of the property is an area of hardstanding which provides parking for two cars. There is side access to the rear garden. The rear garden features an Indian sandstone patio adjoining the rear of the property and a large area of lawn with sleeper bordered planting leading to a further area of patio and timber shed.

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