



Broadway, 49 Guildford Road
 Horsham, West Sussex, RH12 1ND
 Guide Price £895,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

Broadway, 49 Guildford Road, Horsham, West Sussex, RH12 1ND

This delightful home was built in the 1920's and has been in the same ownership for nearly 50 years. With mellow facing brickwork, the property has an array of original character features including many of the original sash windows at the front and there are delightful gardens to the front and rear, the rear enjoying a Southerly aspect and a very high degree of privacy. With four bedrooms, bathroom which has been converted to a shower room and a separate WC, there is space for most families and the living areas comprise a separate dining room, living room, kitchen and a lovely sun room and laundry room. There is also a downstairs cloakroom. The immaculate resin bonded driveway provides ample parking and the drive-through garage gives further parking options and also has a useful inspection pit. Handy for Tanbridge School and still only a short walk to the town, viewings are very strongly recommended with the vendor's sole agents, Courtney Green.

The accommodation is as follows:-

Covered Storm Porch with light point and quarry tiled step and brick step up to the Front Door to the

Entrance Hall With fitted doormat, front aspect sash window, radiator, staircase to the first floor with useful area below and decorative cabinet housing the electricity fuse box and meters with a pine shelf and light point, picture rail, thermostat for heating control, coats hanging area, doors to each room.

Cloakroom With a suite of low level WC, pedestal wash hand basin with tiled splashback, front aspect ventilated and partly obscured sash window, wall light, radiator, wall hung Potterton gas fired boiler providing heating and hot water with adjacent digital programmer.

Dining Room With the original front aspect, sash windows and radiator below, a painted brick fireplace with fitted gas fire and with quarry tiled hearth, picture rail.

Sitting Room Double aspect room with sash window to the front, picture window to the rear and a door which leads to the sun room, contemporary coal effect gas fire, TV aerial point, radiator, two wall light points and picture rail.

Kitchen With a modern Shaker style range of Oak fronted cabinets by PD Kitchens with mellow worktops and matching tiled splashbacks, inset single drainer sink unit with mixer tap and sash style aluminium window into the laundry room, nest of drawers, open adjustable shelving, recess for electric cooker with extractor/light above, plumbing and space for dishwasher, recess for fridge/freezer, recess area for bin in former chimney piece with display ledge, fluorescent light, obscured glazed door to

Laundry Room Providing side access from the front to the back gardens, this part brick and part UPVC constructed area has excellent natural light through the pitched double-glazed roof and has a similar range of Shaker style cupboards including drawers, worktop with single drainer stainless steel sink unit, plumbing for laundry appliances and space for further upright fridge or fridge/freezer, wall light point, door to

Sun Room A very connective space which joins the sitting room to the laundry room and the kitchen and of the same construction with a pitched double-glazed roof with an electric awning above for those sunny days, a large sliding door leading out to the patio and garden, superb natural light and glazed door back to the sitting room, picture rail, wall light points.

From the **Entrance Hall** the staircase rises with its painted spindles and pine handrail to

First Floor Landing With a side aspect sash window, hatch to the loft space, shelved cupboard and walk in airing cupboard with door operated light housing the hot water cylinder with immersion heater and shelving. Doors to each room.

Bedroom 1 A lovely room with sloping ceilings and with 2 sash windows looking out to the front, radiator, eaves storage cupboard, built in wardrobe, fitted desk unit with extensive shelving, picture rail.

Bedroom 2 Forming part of the extension, this double-aspect room has windows to the front and rear, two radiators.

Bedroom 3 With a rear aspect window, radiator and picture rail.

Bedroom 4 With a rear aspect window, corner wash basin set in a tiled plinth with shelves below, rear aspect window, picture rail, radiator.

Bathroom For mobility purposes, the bathroom has been fitted with a large oversized shower enclosure with a chrome shower set with adjustable height and with a fixed glass screen, fitted unit with storage cupboards, some glazed and central wash basin with mixer tap, mirror and light above, obscured side window, extensive wall tiling, towel warmer.

Separate WC With low level WC, partly obscured sash window, radiator.

OUTSIDE

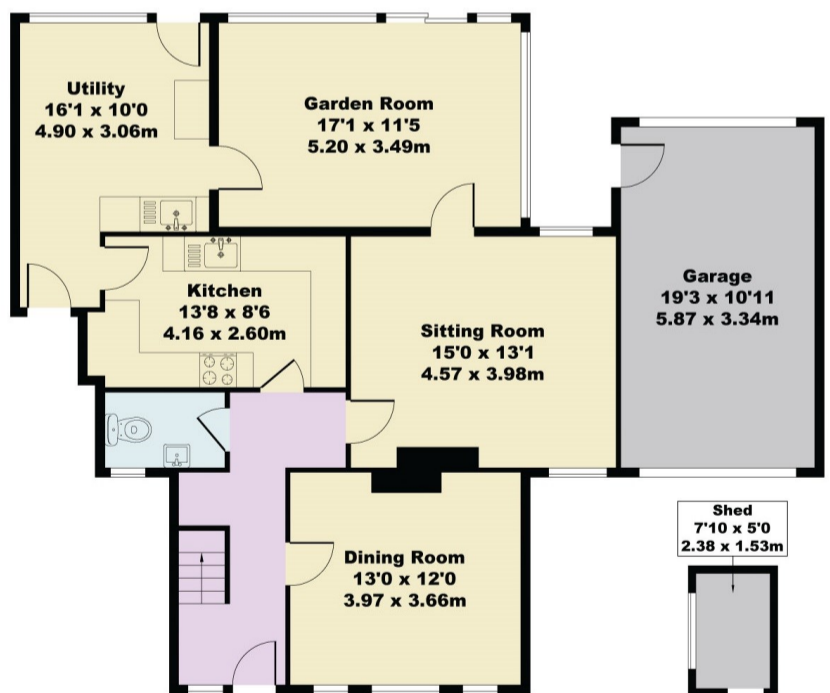
To the **front** of the property is a very well presented resin bonded driveway with stone edging and a neat area of lawn with hedgerows on three sides. The driveway provides parking and turning for numerous vehicles and also access to the garage and with a side access gate leading past a shed with outside water tap and a door which leads to the sun room.

The superb **South facing Rear Garden** features a broad Indian sandstone patio with bricked and gravel fringe and with a attractive rockery adjacent to a drying area and the shed. A generous expanse of lawn leads past fruit bearing trees with a greenhouse and deep, well stocked flower and shrub borders and there is a productive corner where fruit bearing bushes provide a variety of soft fruits including gooseberries, raspberries etc. There is a hidden rear part of the garden which is purposefully for composting. The garden is enclosed by natural hedgerows and some fencing.

Attached Garage With a useful inspection pit, electrically operated remote control roller door to the front, and with a large further up and over door to the rear enabling one to drive through the garage if required, workbench.

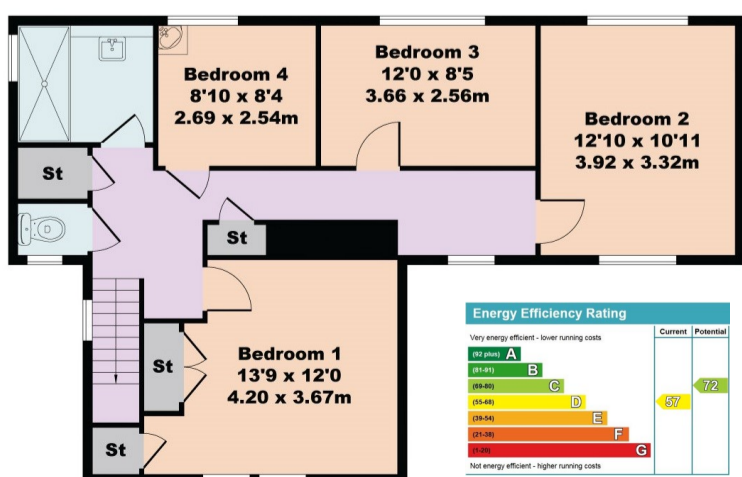
Council Tax Band— D

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.



Ground Floor

Outbuilding



First Floor

