



## 2 NORTH COTTAGES CHURCH ROAD HORSHAM

£520,000  
FREEHOLD

Located on Church Road in the charming village of Mannings Heath, Horsham, this delightful three bedroom terraced home offers a perfect blend of comfort and modern living across three well-appointed floors. Upon entering you are welcomed into a cosy sitting room complete with a feature fireplace that creates a warm and inviting atmosphere, ideal for relaxing evenings with family and friends.

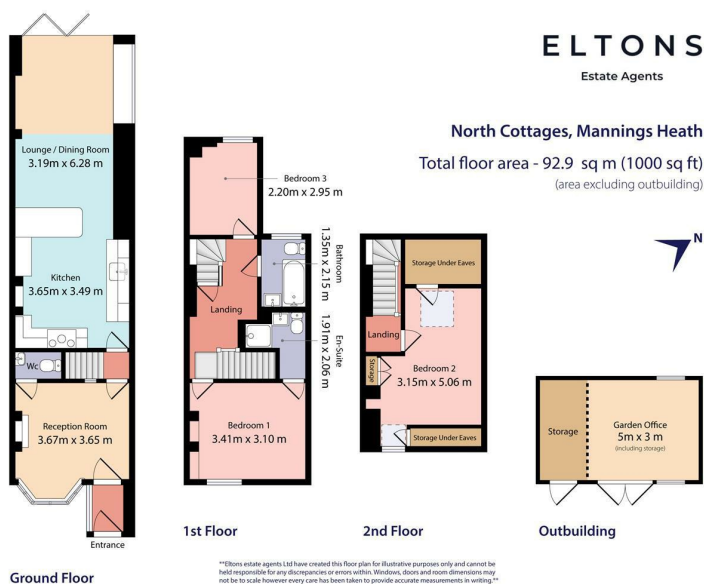
The heart of the home is undoubtedly the stunning open-plan kitchen and dining area offering modern white units, integrated appliances and stone composite worktops. An original brick chimney breast brings the character of the property to the fore. This space is designed for both functionality and style, featuring full-width glass doors that seamlessly connect the indoors to the outdoors, allowing natural light to flood the room and providing easy access to the expansive garden. This area is perfect for entertaining or enjoying family meals.


The property boasts three spacious bedrooms, providing ample space for a growing family or guests. The family bathroom is well-equipped, and an en-suite shower room adds convenience to the master bedroom, ensuring privacy and comfort.

One of the standout features of this home is the impressive 150-foot south-west facing garden. This outdoor space is not only perfect for gardening enthusiasts but also includes a powered home office at the rear, making it an ideal setting for those who work from home or require a quiet space for study.

In summary, this terraced house on Church Road is a wonderful opportunity for anyone seeking a family home in a picturesque location, combining modern amenities with a charming village atmosphere. Don't miss the chance to make this lovely property your own.

EPC Rating E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



- THREE GOOD SIZED BEDROOMS
- STUNNING MODERN KITCHEN/DINER WITH FULL WIDTH GLASS DOORS TO THE REAR GARDEN
- UNDERFLOOR HEATING TO ALL OF THE GROUND FLOOR
- LOUNGE WITH FEATURE FIREPLACE AND BAY WINDOW
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- 150' REAR GARDEN WITH POWERED GARDEN OFFICE TO REAR
- SOUTH WEST FACING GARDEN

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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