



Byfields, Brooks Green Road | Coolham | West Sussex | RH13 8GR





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**£775,000 GUIDE PRICE**

Situated in the sought after hamlet of Coolham, is this detached three bedroom bungalow situated in a generous plot with a wonderful rear garden having a view directly over neighbouring farmland. The property is approached via a substantial drive which leads to the double garage. The bungalow has a good size hall giving access to the double aspect living room with open fireplace. The kitchen/dining room has been extended and now incorporates plenty of space for a good size dining table. There are three bedrooms with the third bedroom having double opening doors leading directly out onto the garden. There is existing planning consent to enlarge the property and utilise the loft space to create additional accommodation and plans are available upon request.



### Entrance

Front door with glazed side screen, leading to:

### Hall

Deep coats cupboard, access to roof space via pull down loft ladder, two radiators.

### Living Room

Double aspect room with brick fireplace and raised hearth with an open grate, two radiators, wood block flooring, serving hatch to kitchen.



### Kitchen/Dining Room

A good sized room having been extended and comprising: single drainer stainless steel sink unit with mixer tap having base cupboards under, worksurfaces with base cupboards and drawers beneath, space for cooker, range of eye-level units, space and plumbing for dishwasher, airing cupboard housing lagged hot water tank with immersion heater, additional broom cupboard, a clearly defined dining area with double aspect and fitted window seating also incorporating storage, space for fridge/freezer, two radiators, access to additional roof space.

### Utility Lobby



Radiator, floor-mounted oil fired boiler, space and plumbing for washing machine and tumble dryer, door leading to outside.

### Bedroom One

Two radiators, recessed wardrobe with additional range of wardrobes with overhead storage over space for double bed.

### Bedroom Two

Second double bedroom, radiator.

### Bedroom Three

Double opening doors and three steps leading to garden, radiator.

### Bathroom

Suite comprising: panelled bath with twin hand grips, over bath mixer shower with fitted shower screen, vanity unit with inset wash hand basin with storage below, w.c., radiator, shaver point.

### Outside

To the front of the property is a pillared entrance with a five bar gate leading to a substantial drive and this in turn leads to:

### Double Garage

Of brick construction with an up and over garage door, side personnel door, power and

light. power and light. Part of the garage has been partitioned to form a room which could have numerous uses including workshop or store.

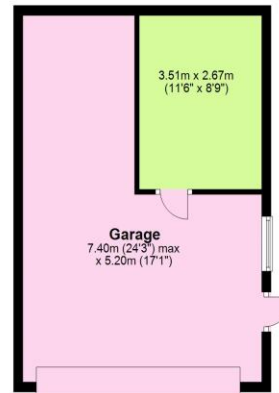
### Front Garden

The property is set back from the road by a good sized front garden almost entirely laid to lawn with crazy paved paths leading to the front of the bungalow. There are well stocked flower and shrub beds and a picket fence towards the front boundary.

### Rear Garden

Undoubtedly a tremendous feature of the property, the rear garden has a back-drop directly over surrounding farmland. Substantial crazy paved patio adjacent the property with a brick retaining wall and outside tap. From this patio there are two access points leading to the remainder of the garden which consists of substantial areas of lawn with interspersed flowers and shrubs and fruit trees. The garden widens towards the rear and there is an additional area of garden with a timber summerhouse in need of some repair and towards the corner is an Oak tree.

**EPC RATING= E.**  
**COUNCIL TAX= F.**



**Ground Floor**  
Approx. 145.0 sq. metres (1561.1 sq. feet)



Total area: approx. 145.0 sq. metres (1561.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUz.



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feel at home..."*



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

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