



Baytrees | Brooks Green Road | Coolham | West Sussex | RH13 8GR

 **FOWLERS**
ESTATE AGENTS



Baytrees

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

£650,000

Situated in the semi rural hamlet of Coolham is this attractive and extended detached period property. Many quality improvements have been carried out by the vendors of this spacious home. The ground floor accommodation provides two separate reception rooms including a light, triple aspect sitting room with an impressive fireplace fitted with a wood burning stove, a large dining room, and a completely refitted kitchen with separate utility room, there is also a cloakroom. On the first floor all four bedrooms are of a good size with an en suite shower room to the main bedroom and a further family bathroom. To the outside there is a long drive giving tremendous parking. The principal area of garden lies to the rear, enjoying a westerly aspect and is laid out with a paved patio with a timber pillared overhang leads to an expanse of lawn with flower and shrub borders. The vast improvements recently carried out to this character home include a completely new slate roof and a new oil boiler in 2023.

Entrance Hall

Radiator, deep cupboard for coats, double glazed window, door to:

Living Room

Triple aspect, centrepiece fireplace with inset wood burner, double glazed georgian style bay window, two radiators, further double glazed windows, cupboards and fitted bookshelves, door to:

Dining Room

Double aspect, double glazed georgian style bay window, two further double glazed windows, staircase to first floor, radiator, door to:

Inner Hall

Radiator.

Cloakroom

White suite with WC, wash hand basin, double glazed window, concealed radiator.

Utility Room

Work surface with space and plumbing for washing machine and tumble drier plus space for further appliance, deep cupboard, double glazed window, radiator.

Kitchen

Recently refitted and comprising: - twin enamel sink unit inset in beech work top, integrated dishwasher with breakfast bar to side, further beech work top with base cupboards under, inset ceramic hob with extractor hood

over, integrated oven with retractable bin store to side and further base cupboards, space for tall fridge/freezer, radiator, double glazed windows with outlook over garden, door to outside.

Rear Lobby

Doors to front and rear.

Landing

Two double glazed windows, radiator, airing cupboard, access to loft space.

Bedroom One

Double aspect with double glazed windows, two radiators, several fitted wardrobes.

En-suite Shower Room

White suite comprising large shower cubicle with mixer shower, pedestal wash hand basin, WC, heated towel rail, fully tiled walls, double glazed window, shaver point.

Bedroom Two

Double aspect with double glazed windows, full width wardrobes. Radiator.

Bedroom Three

Radiator, double glazed windows.

Bedroom Four

Double glazed window, radiator, fitted wardrobe.

Family Bathroom

White suite comprising shaped and

panelled bath with mixer tap and mixer shower over with shaped shower screen, pedestal wash hand basin, WC, mirror, shaver point, double glazed skylight window, heated towel rail, tiled floor and fully tiled walls.

Substantial Drive.

To the side of the property is a shingled drive over sixty foot in length providing plenty of parking.

Gardens.

Outside a small, shingled area is at the front of the property with a retaining brick wall. The principal area of garden lies to the rear, enjoying a westerly aspect this wonderful garden is laid out with a paved patio with a timber pillared overhang which leads to a large expanse of lawn with flower and shrub borders. To one side of the lawn a path leads to the rear where there is another substantial patio with large shed beyond.

EPC RATING= D.
COUNCIL TAX= F.

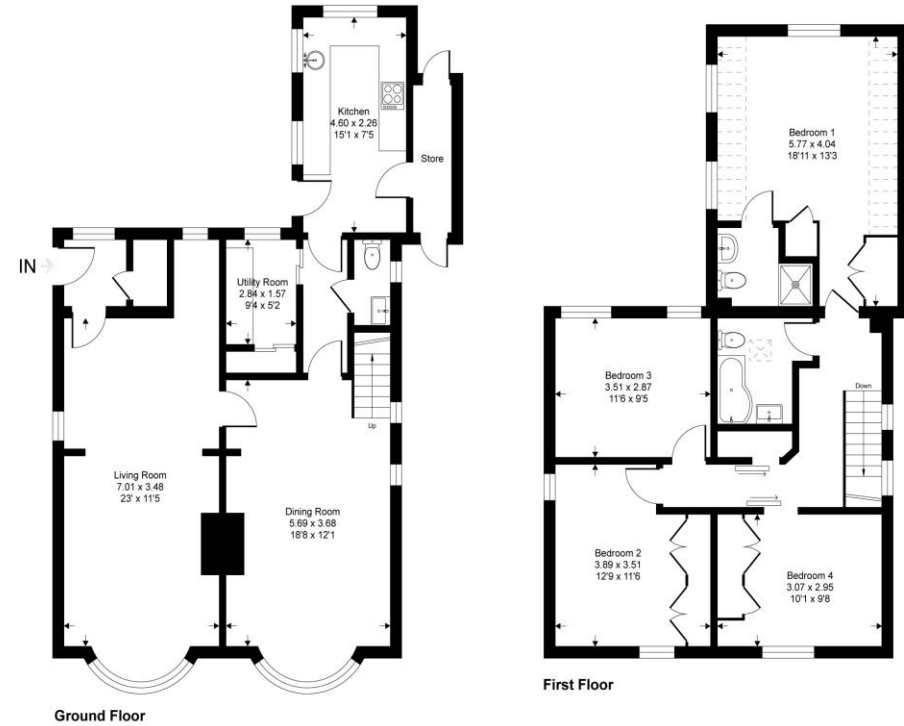




= Reduced headroom

Brook Green Road, RH13

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft
(excludes restricted head height)



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feel at home..."*



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