



64 Hill Mead  
 Horsham, West Sussex, RH12 2PX  
 Guide Price £570,000



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 64 Hill Mead, Horsham, West Sussex, RH12 2PX

Courtney Green are pleased to be offering for sale this delightful three-bedroom chalet-style bungalow located in an established residential road on the West side of Horsham. Offered for sale with the benefit of no ongoing chain, the property offers spacious and versatile accommodation on two levels. On the first floor there is a very spacious principal bedroom with built-in wardrobes and having an en-suite shower room. Downstairs, a front door opens to a large entrance hall, off which is the sitting room, a separate dining room overlooking the rear garden, an integrated kitchen, two further bedrooms and a bathroom. The property has double-glazed replacement fittings and a gas fired heating system to radiators. Outside, there is a long tarmac driveway providing parking for 4/5 cars and leading to a detached garage. The rear garden is a lovely feature of the property, being of a good size and having established hedgerows, beds and borders. The vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of this delightful residence.

The accommodation comprises:

Leaded double-glazed **Front Door** to

**Entrance Hall** Storage cupboards, radiator.

**Sitting Room** Double-glazed front aspect and double-glazed side aspect. Radiator, recessed marble fireplace with plinth, electric coal effect fire, three wall lights, arched display recess.

**Dining Room** Double-glazed patio doors to the rear garden, radiator.

**Kitchen** Double-glazed side aspect and double-glazed door to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in white Shaker style and having complementing worktop surfaces, incorporating a single drainer stainless steel sink with chromium monobloc tap, Indesit halogen hob with stainless steel splashback, concealed filter hood over, eye-level Indesit combination microwave and electric oven, space for a fridge/freezer, space and plumbing for a washing machine and slimline dishwasher, radiator, Karndean flooring, concealed wall mounted Baxi gas fired boiler, pelmet lighting.

**Bedroom 2** Double-glazed rear aspect, radiator.

**Bedroom 3** Double glazed front aspect, radiator, under stairs recess and cupboard.

**Bathroom** Twin frosted double-glazed side aspect, fitted with a white suite comprising panel bath with Mira thermostatic shower control, wall bracket and hand shower, wide vanity shelf with inset wash hand basin having chromium mixer tap and cupboard under, back to wall EC, white towel warmer, tall cupboard, localised tiling with inset mirror.

From the **Entrance Hall** the staircase rises to the First Floor Landing with deep eaves cupboard.

**Principal Bedroom** Double-glazed rear aspect, radiator, built in wardrobe cupboard and tall boy with deep storage space.

**En-Suite Shower Room** Double-glazed skylight, quadrant shower cubicle, Mira thermostatic shower control, wall bracket and hand shower, full width vanity shelf with inset wash hand basin and cupboard under, back to wall WC, tiled splashback, airing cupboard housing Heatrae Sadia Megaflow hot water cylinder, radiator, storage cupboards.

## OUTSIDE

The front garden comprises an area of lawn with flower and shrub borders and mature conifers. To the side there is a long tarmac driveway providing off-road parking for 4/5 cars with a path to the front door.

**Detached Composite Garage** with metal up and over door and side door to the garden.

Gated side access leads to the rear garden, which is a delightful feature of the property and comprises a near full-width paved patio with an adjacent raised patio with pergola having mature wisteria, a wide area of lawn with mature hedgerow borders, flower and shrub beds, side paved path and rear paved patio with pergola, fruit trees.

**Council Tax Band E**

**Referral Fees:** Courtney Green routinely refers prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd

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