



The Lime House, 36A Richmond Road
 Horsham, West Sussex, RH12 2EG
 Guide Price £780,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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The Lime House is a highly impressive four-bedroom home, situated in a most prestigious residential location within the heart of the town. Recently converted, the property has an array of impressive features including underfloor heating to the ground floor, generous sitting room with traditional log burner and slate hearth, contemporary kitchen/family room with quality integrated appliances and lovely tiled floor with French doors which open seamlessly to the porcelain stone terrace and the surprisingly large urban garden space. On the first floor there are three double bedrooms and the luxurious family bathroom and on the second floor is the principal bedroom suite and a luxurious en-suite shower room. Remote controlled wooden double gates open to reveal the block paved driveway and parking area for numerous vehicles and there is a EV charging point. The house is available for immediate occupation and viewings are highly recommended with vendors sole agents, Courtney Green.

The accommodation comprises: -

Stylish security **Front Door** with obscured glazed panels to the

Entrance Hall

Karndean floor with underfloor heating and useful under stairs recess, smoke alarm, LED spotlights, staircase to the First Floor, Oak panelled door with chrome furniture to the

Cloaks/Shower Room

Stunning large format marble effect porcelain floor and wall tiles, with a low entry Pura shower cubicle with exposed chrome shower pipe with overhead drencher and hand held shower, wash basin with chrome mixer tap and soft close drawer with motion sensing mirror light above, LED spotlights, extractor fan.

Sitting Room

With the superb recessed chimney piece, a **Stovax Chesterfield A-rated free standing stove**, log store and slate hearth, the room is double aspect with windows to the front and side, large opening to the

Kitchen/Dining/Family Room

The kitchen consists of an 'on-trend' light grey range of wall and floor mounted cabinetry and pan drawers with stainless steel rail type handles, soft close central Neff 'hide-n-slide' multi function oven with matching induction hob above and filter light over, useful pull out shelved racking to each side, two pull out space-saving corner carousels, contrasting quartz worktops finishing in a peninsula breakfast bar, up-stands with routed drainer and underhung sink with mixer tap and rinser, eye level Bosch microwave, integrated Neff fridge/freezer, dishwasher and washing machine, LED counter top lighting and spot lighting. The Karndean flooring extends from one end to the other with thermostatically controlled under floor heating, this large space could be suitable for a table and also sofas and has French doors with side lights to the rear and a window to the side. Cupboard housing the Glow Worm energy efficient gas boiler.

From the Entrance Hall, the turning staircase rises to the **First Floor Landing** A generous area with front aspect window, LED spot lighting, smoke alarm and Oak doors with chrome door furniture to each room.

Bedroom 2

With a front aspect window looking out towards the tree lined street scene, radiator, LED spotlights.

Bedroom 3

With a rear aspect window enjoying an outlook over the rear garden, radiator, LED spot lighting, cupboard housing the Stelflow unvented pressurised hot water cylinder.

Bedroom 4

With a rear aspect window overlooking the garden, radiator, LED spotlights.

Family Bathroom

With large format marble style porcelain floor and wall tiles and with a stunning white suite of enclosed shower-bath with pillar waterfall mixer tap and exposed chrome shower pipe with overhead drencher and hand shower, wash basin with chrome mixer tap with three soft close drawers below and with motion sensing LED mirror, close coupled WC, chrome towel warmer, LED spot lighting, large obscured side window, extractor fan.

From the **First Floor** a further flight of stairs rises to the

Second Floor Landing with adjustable LED spot lighting, and door to the

Principal Bedroom

The attractive sloping ceilings have a dormer and Velux window with fitted blackout blind looking out to the rear, and there is an obscured picture window to the side. Useful storage and wardrobe with hanging rail and access to the eaves, two radiators, LED spot lighting, door to

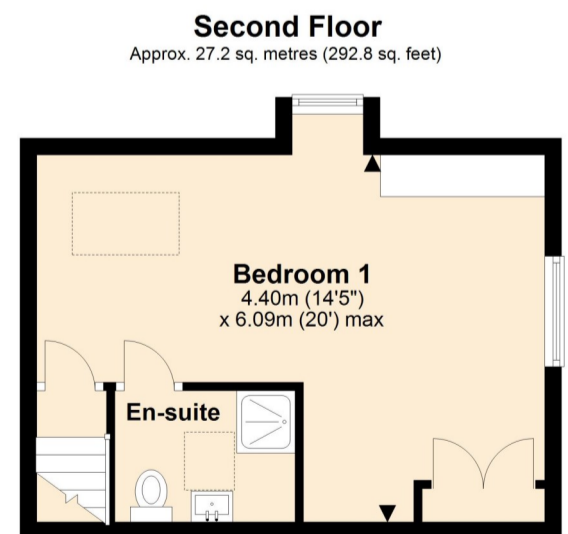
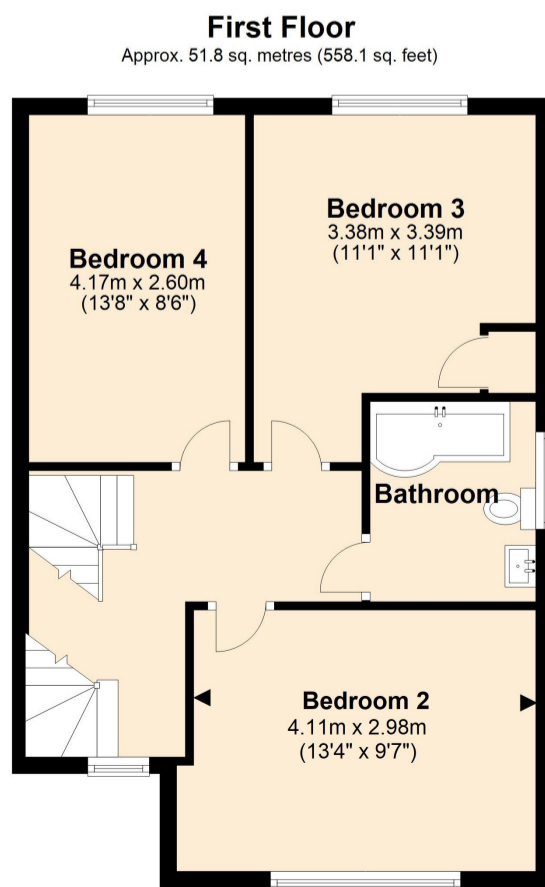
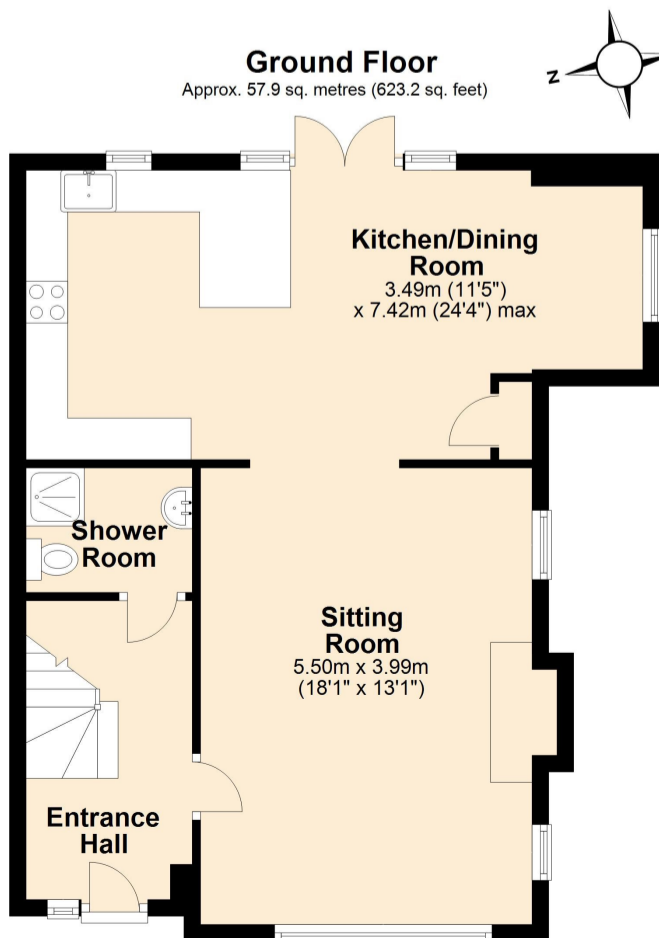
Luxurious En-Suite Shower Room

With an easy clean glazed shower cubicle with exposed chrome shower fittings with overhead drencher and hand shower, floating wash basin with mixer tap and with soft close cupboard below, low level WC, large format marble effect porcelain floor and wall tiles, Velux window with fitted blackout blind.

The property is approached by the electrically operated wooden double gates. Inside there is a large block paved driveway/turning area with planting beds and an EV charging point. Side access where the electricity meters and gas meter are situated, leads to the stunning **Rear Garden** The very large porcelain stone terrace has a post and rail balustrade which leads down to a gravel pathway and a roundel with turfed lawn and an established Laurel bush. Outside lighting and water tap.

Council Tax Band - E

Referral Fees: Courtney Green routinely refer 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.



Total area: approx. 137.0 sq. metres (1474.1 sq. feet)

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

