



Kitchen



Sitting Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



En-Suite



Bathroom



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Draft Details for
**ROBINS, FURZE VIEW, SLINFOLD
HORSHAM, WEST SUSSEX, RH13 0RH
PRICE £750,000 FREEHOLD**



Courtney Green are pleased to be offering for sale this individual detached family residence situated in a lovely semi-rural location within the parish of Slinfold. The property is sold with the benefit of no ongoing chain and has a propane gas fired heating system to radiators and modern replacement double-glazed fittings. The accommodation comprises, on the first floor, a principal bedroom with en-suite shower room, a large second bedroom which, as it adjoins the family bathroom/shower room, could easily incorporate an en-suite facility. Two further bedrooms compliment the first-floor accommodation. On the ground floor there is a long entrance hall off which is a cloakroom, a study, good-sized sitting room with open fireplace, a separate dining room and a large kitchen/breakfast room. Integral to the property is a large double width garage with twin doors. To the front of the property there is a wide driveway providing hard standing for a number of vehicles and the rear gardens are a good size and comprise a raised terrace with a large expanse of lawn. The property enjoys lovely open outlooks to both the front and rear.

Ref: 23/5370/20/03/REV/09/05/rev/01/09



Registered Office: 25 Carfax, Horsham, West Sussex RH12 1EE • Registered in England No. 06982015 VAT Reg No. 492 3629 21

SITUATION: Furze View is located between the village of Slinfold and the Hamlet of Five Oaks approximately 6 miles from Horsham and 1.8 miles from the thriving village of Billingshurst.

The accommodation comprises:

Frosted glazed **Front Door** to

Entrance Hall Radiator, under stairs cupboard. Wood veneered doors to all rooms.

Cloakroom Frosted double-glazed side aspect. Low level WC, wash hand basin with tiled splashback, radiator, ceramic tiled flooring.

Study Leaded double-glazed front aspect. Radiator.

Sitting Room Leaded double-glazed front aspect and double-glazed side aspect. Radiator. Chimney breast with brick open fireplace, raised brick hearth and mantle, two TV points and twin satellite cable, two radiators.

Dining Room Double-glazed patio doors to the rear garden, double doors to the Sitting Room, radiator, door to

Kitchen/Breakfast Room Double-glazed rear aspect and double-glazed door to the garden. Fitted with a range of base and wall mounted cupboards and drawers in white finish with complementing worktop surfaces incorporating a 1/2 bowl single drainer stainless steel sink with monobloc tap, integrated Electrolux eye level oven, Phillips Whirlpool microwave oven and electric hob with a stainless steel filter hood over, space and plumbing for washing machine and tumble dryer, pelmet lighting, TV/FM and telephone points, central breakfast bar, radiator, doors to the hall and garage.

From the **Entrance Hall** a turning staircase with pine balustrade rises to the

First Floor Landing Double-glazed skylight, wood veneered doors to all rooms. Airing cupboard housing hot water cylinder and shelving.

Bedroom 1 Leaded double-glazed front aspect. Radiator, TV/FM point, archway through to

En-Suite Shower Room Double-glazed skylight, low level WC, vanity unit with inset wash hand basin having chromium mixer taps, cupboard under, localised tiling, radiator, ceramic tiled flooring, walk in oversized shower cubicle with chromium thermostatic power shower control, wall bracket and hand shower, tiled walls, extractor fan.

Bedroom 2 Leaded double-glazed front aspect, double width wardrobe cupboard with hanging rail and shelf, further shelved cupboard to the side, radiator, two arch display recesses.

***Agents Note:** This bedroom adjoins the family bathroom/shower room and as such an en-suite facility could readily be incorporated.

Bedroom 3 Double-glazed rear aspect, radiator.

Bedroom 4 Double-glazed skylight, radiator, loft hatch.

Family Bathroom/Shower Room Frosted double-glazed rear aspect. Fitted with a white suite comprising panelled bath with chromium mixer tap and shower attachment, wall bracket and hand shower, pedestal wash hand basin with chromium mixer taps, low level WC, shower cubicle with Mira power shower thermostatic shower control, wall bracket and hand shower, folding glass screen, tiled walls and flooring, shaver point, illuminated mirror, radiator, electric under floor heating, shelved cupboard.

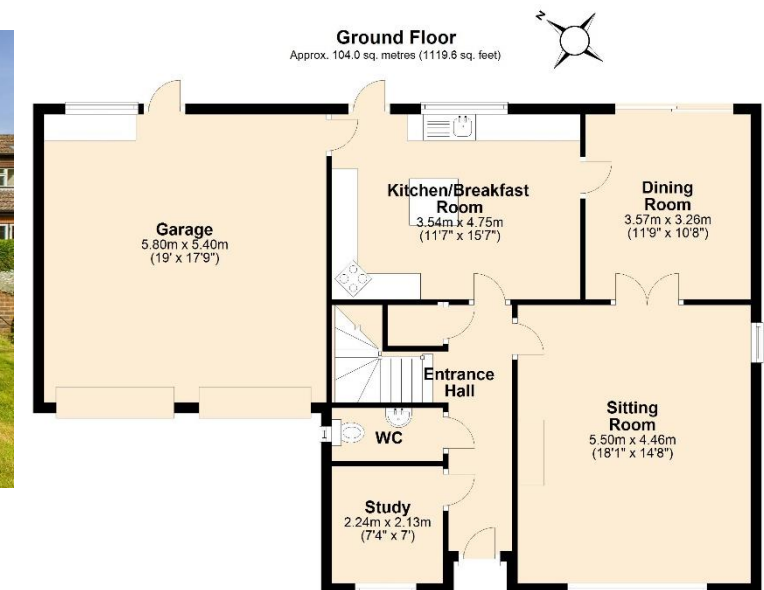
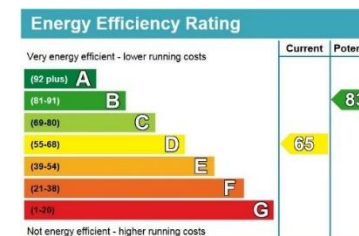
OUTSIDE

The property is situated approximately along Furze View which is a private road. A wide driveway provides hard standing for a number of vehicles and leads to an integral double width **Garage** with twin wooden up and over doors, shelving and worktop space, power and light, wall mounted Potterton LPG boiler. Personal door to the Kitchen and outside. ***Agents Note:** this space is flexible and has the potential to convert to additional rooms S.T.T.P.

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.

Gated access leads to the rear garden which is of good size and has a full width paved terrace with brick wall surround, steps lead to an extensive area of lawn with hedgerow borders. Within the garden is a Calor gas tank and Klargester. Outside lighting and tap. There is a wooden lean-to to the side.

Council Tax Band - F



Total area: approx. 180.0 sq. metres (1937.2 sq. feet)
These drawings are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.

