



11 Bens Acre
 Horsham, West Sussex, RH13 6LW
 Guide Price £700,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

11 Bens Acre, Horsham, West Sussex, RH13 6LW

Courtney Green are delighted to bring to the market this rarely available, four-bedroom detached home, located in a highly regarded cul-de-sac on the East side of Horsham, within walking distance of Forest, Millais and Heron Way schools. The spectacular setting must be seen to be appreciated as the house fronts on to St Leonards Forest which is a visual treat and affords direct access to picturesque woodland walks. Built by Croudace in the late 1970's and further improved by the current owners, the generous and well presented accommodation now comprises an entrance hall, sitting room, study, open plan kitchen/dining room, utility room, downstairs cloakroom, and integral garage making up the ground floor. On the first floor there are four bedrooms and a family bathroom. Heating and hot water are provided by a replacement gas fired condensing boiler and there are double glazed windows throughout. The interesting topography gives the garden a very secluded and attractive feel as it slopes up to the rear and is of good size. Viewings are strongly recommended.

The accommodation comprises:

Entrance Hall

A convenient entrance area with fitted coir mat, radiator, thermostat control, downlighting and store cupboard.

Cloakroom

Comprising an integral vanity unit with countertop wash hand basin and w.c with concealed cistern, tiled floor, heated towel radiator, obscured side aspect window, high level fuse board, heating and hot water control panel.

Sitting Room

With large front aspect window overlooking St Leonards Forest, window bench seat, wood flooring, radiator, fitted bookshelf, side lights, downlighting and door to the

Study

Open to the dining area this versatile space is currently used as a study, with side aspect window, radiator, built in eye and base level cabinets, downlighting and vinyl tile flooring.

Open Plan Kitchen / Dining Room

Forming part of the extension, this large room is separated by a breakfast bar off of the kitchen, creating defined areas for the Kitchen and the dining room. The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops over, tiled splashbacks, integrated electric double oven, induction hob with extractor hood over, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated fridge/freezer, wine racks, large rear aspect window and downlighting. The dining room has space for a large dining table and there are double glazed sliding doors opening to the patio.

Utility Room

With matching eye and base cabinets, complementing worktops with tiled splashbacks, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, downlighting and side door.

From the Entrance Hall, stair rise to the **First Floor Landing** where there is a side aspect window, radiator, loft hatch accessing the loft space and airing cupboard housing the hot water tank with shelving over.

Principal Bedroom

A large double bedroom with rear aspect window, radiator and full width fitted wardrobes with mirrored sliding doors.

Bedroom 2

With front aspect window and radiator.

Bedroom 3

With front aspect window and radiator.

Bedroom 4

With rear aspect window and radiator.

Bathroom

A large family bathroom comprising an integral vanity unit with countertop wash hand basin and w.c with concealed cistern, large corner bath, oversized walk in shower with shower mixer and shower attachment, heated towel radiator, tiled flooring and obscured rear aspect window.

Garage

A useful storage space which we understand has been converted in neighbouring properties. Side aspect window, up-and-over door, wall mounted Worcester Bosch gas fired boiler.

OUTSIDE

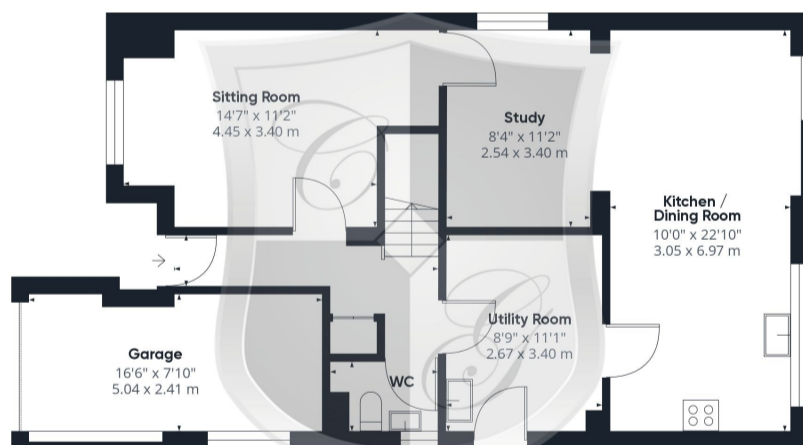
To the front of the property there is a block paved driveway providing off road parking and accessing the garage, an area of lawn and steps rising to the front door.

To the rear, the garden is a delight. Tiered away from the property, the patio area enjoys almost total seclusion. There are sleeper retaining walls and steps to each tier, with large areas of flat lawn, established, mature planting, a timber shed and timber built summer house.

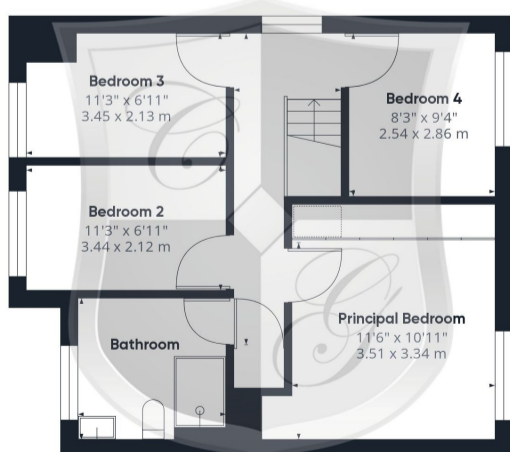
Council Tax Band— F

Ref: 24/5575/19/03

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.



Floor 2



Floor 3



Approximate total area[®]
1373.95 ft²
127.64 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		82
(81-90)	B		
(69-80)	C		
(55-68)	D	68	
(49-54)	E		
(39-48)	F		
(1-38)	G		
Not energy efficient - higher running costs			

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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