



55 Comptons Lane  
 Horsham, West Sussex, RH13 5NL  
 Guide Price £495,000



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 55 Comptons Lane, Horsham, West Sussex, RH13 5NL

Courtney Green are pleased to offer for sale this versatile three/four bedroom semi-detached house built in the 1940's and in one of the most attractive locations within the development, looking out towards The Forest School at the front and then the gardens to the rear. This versatile home is in need of updating but offers excellent accommodation over two floors. There is an entrance hall, sitting room and dining room, a kitchen which opens into a utility lobby. There are two further ground floor rooms which, without much effort, could be utilised as an annexe or teenager's suite combined with the adjacent cloaks/shower room. Upstairs, there are three bedrooms, a bathroom and a separate w.c. Outside, to the front is a small garden which also has a driveway leading to the garage and the delightful secluded garden really must be seen to be appreciated. Viewings of this property are strongly recommended and there will be **no on-going chain**.

Step up to Security **Front Door** with obscured leaded and stained-glass decorative panel to the

**Entrance Porch** A useful space with an additional front aspect window, tiled floor, obscured second security door to the

**Entrance Hall** With laminate flooring, a staircase rising to the first floor, backlit glass shelf display alcove, radiator with shelf above, dado rail, coving, under stairs storage cupboard, thermostat for heating control and door to

**Dining Room** With a bay window to the front with fitted window seat, offset fireplace with concealed grate, coving.

**Sitting Room** With laminate flooring and with sliding double-glazed doors leading out to the garden, tiled open fire place with fitted shelving and store cupboards in fireside recess, radiator with shelf above, two wall light points, coving, tv aerial point.

**Kitchen** With quarry tiled flooring and with a mid Oak range of eye and base level storage cupboards with recess for gas or electric cooker with filter light above, inset sink unit with mixer tap and drainer, further appliance space, wall mounted gas fired boiler providing heating and hot water, walk in larder with tiled and wooden shelf, ventilating former window, quarry tiled floor.

From the Kitchen an archway leads to

**Utility Lobby** With an additional archway back into the kitchen and quarry tiled floor throughout, the useful area has appliance space and plumbing for washing machine. Worktop with further store cupboards and shelving over, further shelved open store area, door to the garage, radiator, stable door to the garden and door to

**Cloaks/Shower Room** With a raised shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC, quarry tiled flooring, some wall tiling, coving and radiator.

From the Utility Lobby, an additional stable door with a leaded spyglass window leads to the

**Potential Annexe** Consisting of a **Sitting Area** with extensive open storage and with cupboard below, side aspect window, radiator with shelf, coving, archway to further **Sitting Room or Bedroom**, with an attractive brick and quarry tiled ornamental fireplace with TV plinth with recess below, radiator with shelf above, large side window and rear bow window, coving, wall light point. There is a large storage area above the potential Annexe with a small outside door that leads to the roof area.

From the **Entrance Hall** the stairs rise and turn past a side window to the

**First Floor Landing** With dado rail, hatch to loft space, doors to each room.

**Bedroom 1** With a front aspect bay window overlooking the school campus, radiator, telephone point and TV aerial point, shelved store cupboard, coving.

**Bedroom 2** With a rear aspect window enjoying an outlook over the delightful garden, radiator, shelved storage cupboard, coving.

**Bedroom 3** With a front aspect window looking out towards the school, radiator, bulkhead store cupboard with hanging rail and shelving.

**Bathroom**

With a white suite of enclosed bath, pedestal wash hand basin, obscured rear window, radiator, airing cupboard housing the hot water cylinder with immersion heater and with further storage cupboard above.

**Separate WC**

With low level WC, obscured side window, coving.

**OUTSIDE**

The property is approached through a small shared driveway and this in turn leads to a private driveway where there is parking for 2 cars side by side and also access to the

**Attached Garage**

With a single up and over door to the front, light and power, gas meter, door which leads to the Utility Lobby.

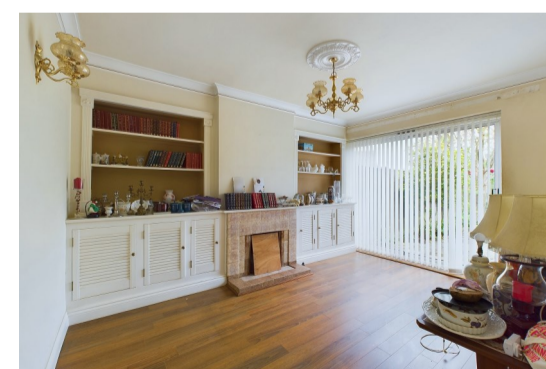
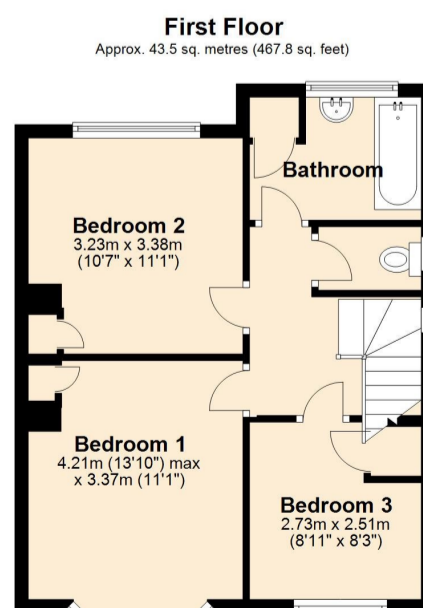
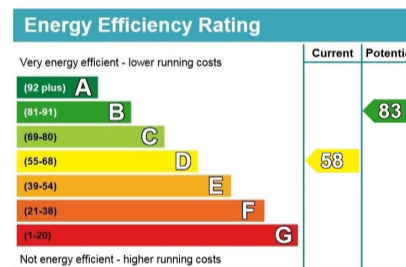
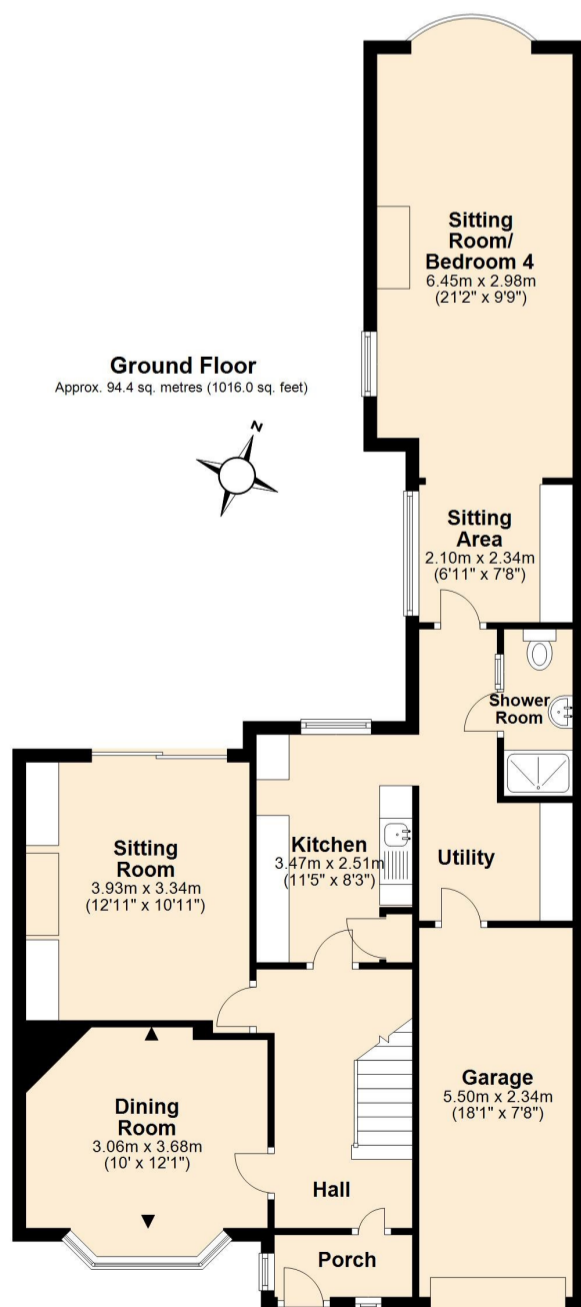
**The Rear Garden**

This consists of a large paved patio, adjacent to the house and annexe with a mechanical awning, outside water tap, light points and a large cherry tree, a continuation of the paving and a pathway leads to a well maintained area where there are two lawns flanked by well established flower and shrub borders, a small potting shed, a large greenhouse and a Summer House/ Workshop which is situated at the very rear and clad in wisteria with a beautiful storage area to the side.

**Council Tax Band—D**

**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

Ref—24/5628/13/06



Total area: approx. 137.8 sq. metres (1483.7 sq. feet)  
These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.