



42 Spencers Road
 Horsham, West Sussex, RH12 2JG
 Guide Price £525,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this substantial, extended Victorian, semi-detached home presented in immaculate condition throughout, and conveniently positioned just a short walk from Horsham park, mainline train station and town centre. Having been lovingly refurbished by the current owners, the immaculately presented accommodation in brief on the ground floor comprises an extended entrance hall with cloakroom, a sitting room with a re-instated bay fronted window, and a stunning open plan living room/kitchen, which has three defined areas and could be used in a number of configurations, depending on the owners needs. On the first floor there are three double bedrooms and a luxury family bathroom, which also has a walk in shower. The loft space is cavernous and there is huge potential to convert this (S.T.P.P), as others in the road have done. Outside to the front is a block paved area which affords off road parking for one car, and to the rear is a well tended garden, which is mainly laid to lawn with mature shrub borders, a sandstone patio, sleeper retaining wall with step, and a second seating area of Indian sandstone patio with timber pergola and timber shed. Viewings are strongly recommended to appreciate this property's finer details.

Entrance Hall A convenient entrance area with front aspect window, stairs rising to the first floor, doors to sitting room, open plan living room/kitchen and cloakroom.

Cloakroom With low level W.C, vanity wash hand basin with mixer tap over and cupboard below, radiator, high level side aspect window.

Sitting Room A charming sitting room with front aspect bay window, chimney breast with natural stone tile hearth, alcove shelving and media cabinet, column radiator.

Open Plan Kitchen/Living Room Forming part of the extension, this stunning room has three defined areas, the first being the family snug, which has the benefit of a wood burning stove with natural stone tile hearth and oak shelf above, an oak sliding door accessing an understairs cupboard, bespoke door accessing further understairs storage space, column radiator. The snug is open to the light filled dining area, which has two side aspect windows and is open to the recently fitted kitchen. The stunning kitchen comprises a range of eye and base level cabinets and drawers finished in a two tone white and matt emerald green with complementing marble effect worktops over, tiled splashbacks, Rangemaster cooker with extractor hood over, enamel sink with mixer tap, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, island unit with breakfast bar, column radiator, rear aspect window, French doors to rear garden.

From the entrance hall, stairs rise to the **First Floor Landing**, where there are doors to all rooms, a loft hatch, and a large storage cupboard.

Bedroom 1 A large double bedroom with front aspect window, column radiator, alcove clothes rail and opened chimney breast creating further storage space.

Bedroom 2 A further large double bedroom, being partly within the extended part of the house, with rear aspect window, radiator and oak desk and shelving, creating a study space.

Bedroom 3 The third bedroom has two defined areas and a step down into the rear section, which is large enough for a double bed and has a rear aspect window and radiator.

Bathroom The bathroom has also been enlarged as part of the extension and now comprises a walk in shower with rainfall shower head, deep soak bath with mixer taps and handheld shower attachments, low level w.c, pedestal wash hand basin, heated towel radiator, shaver point, front aspect obscured window, downlighting, extractor fan.

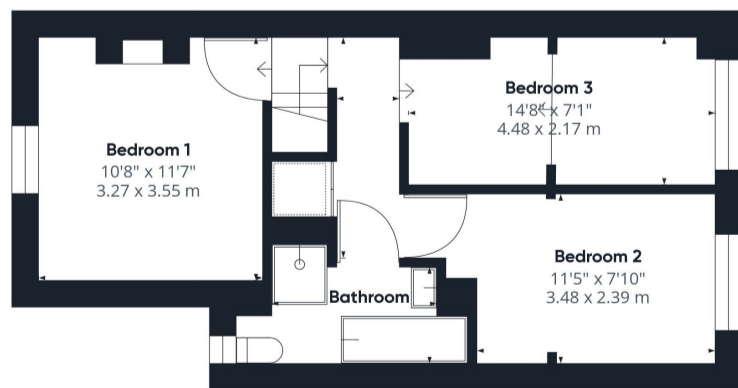
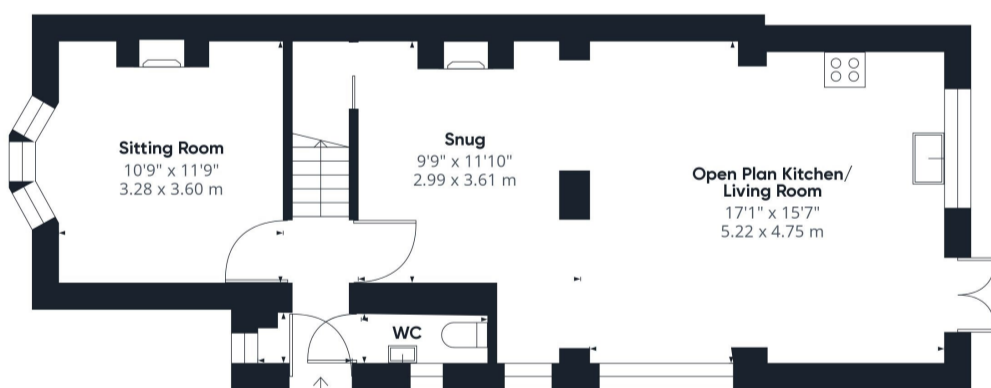
OUTSIDE

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Council Tax Band - C

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

Ref: 24/5672/16/08



Approximate total area[®]
987.8 ft²
91.77 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
81-91	B		
69-80	C		69
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

(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.

Calculations are based on RICS IPMS 3C standard.

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