



139 Cootes Avenue  
 Horsham, West Sussex, RH12 2AF  
 Guide Price £460,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 139 Cootes Avenue, Horsham, West Sussex RH12 2AF

Situated on the popular West side of Horsham and with a most attractive outlook towards the Horsham Riverside Walk, with Rookwood Park beyond, is this spacious two double bedroom semi-detached bungalow offered for sale with the benefit of no ongoing chain. This bungalow is one of the largest designs built by Davis Estates in the 1950's and along with the two double bedrooms, there is a good sized modern fitted kitchen/dining room with built in appliances and a good sized shower room. Heating is provided by a gas fired boiler to radiators and all the windows have replacement UPVC double glazed fittings and the fascias have been replaced for easy maintenance. An original shared driveway leads to a garage at the rear and there is additional hard standing to the front. The property is conveniently located just 1/3rd of a mile from a local convenience store and Horsham town centre is approximately 1 mile distant.

The accommodation comprises:

Obscured glazed **Front Door** to

## Entrance Hall

Radiator, loft hatch with drop down aluminium ladder, broom cupboard and double width shelved cupboard.

## Sitting Room

Double glazed double aspect to the front and side with bay window to the front. Two radiators, wooden fire surround with marble effect, inlay and hearth, gas point to the side.

## Kitchen/Dining Room

Double glazed double aspect to the side and rear with double glazed door to the rear garden. Fitted with modern range of base and wall mounted cupboards and drawers in light wood effect finish and having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Electrolux electric hob with stainless steel filter hood over, Electrolux eye level double oven, pull put larder drawers, space and plumbing for slimline dishwasher and washing machine, wall mounted Alfa gas fired boiler for domestic hot water and central heating, ceramic tiled splashbacks, Karndean flooring, radiator, space for a fridge/freezer, downlighting.

## Bedroom 1

Double glazed rear aspect, TV aerial lead, radiator.

## Bedroom 2

Double glazed front aspect, radiator, free standing near full width wardrobe cupboards.

## Shower Room

Twin obscured double glazed side aspect, low level WC, vanity unit with inset wash hand basin with chromium mixer taps and cupboards under, corner shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, radiator, ceramic tiled walls.

## OUTSIDE

An original concrete and crazy paved driveway leads to the side of the property to a **prefabricated garage** with electric roller door, power and light.

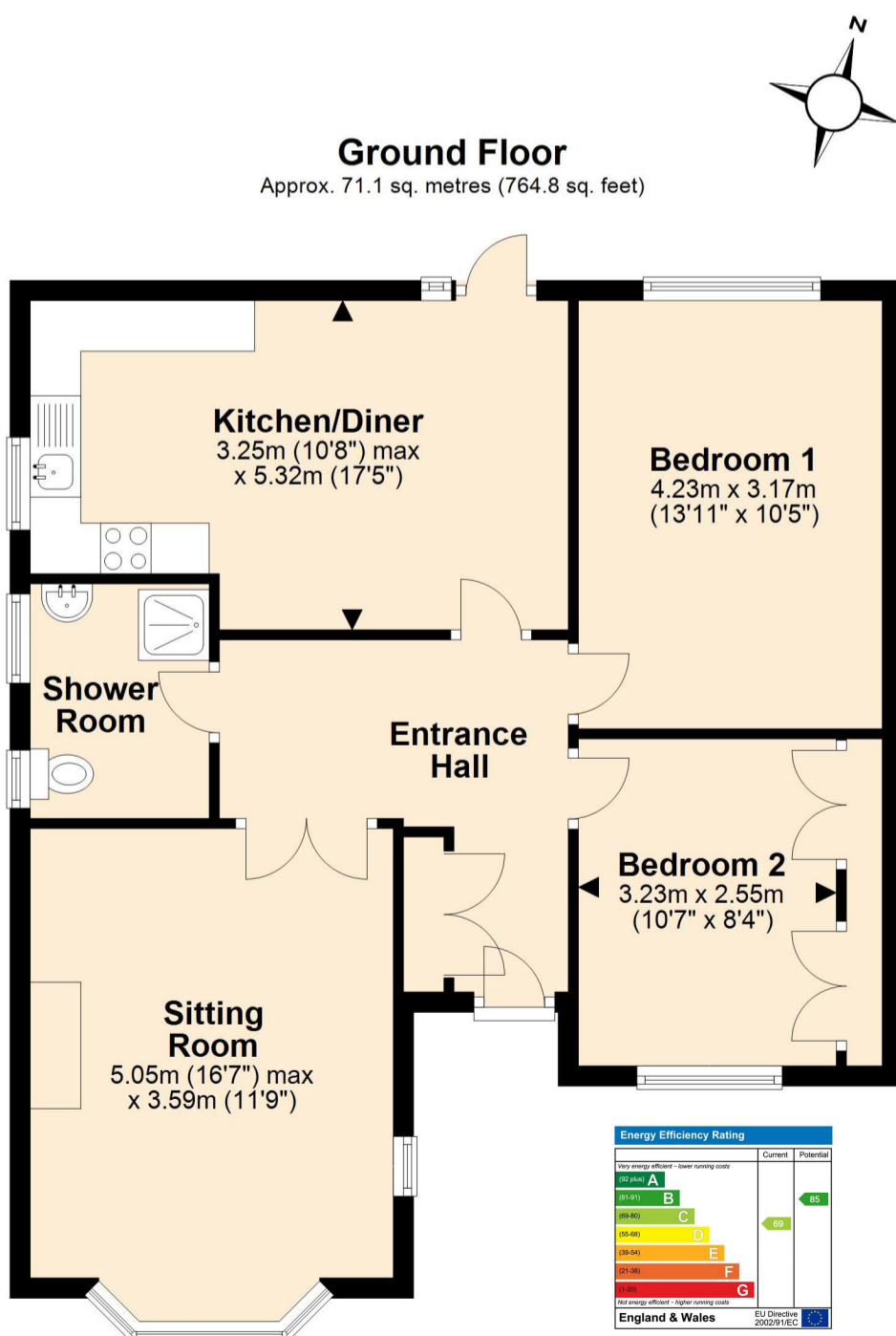
At the front there is block paved hard standing for off road parking with scalloped lawn and dwarf brick wall surround, outside light.

Gated side access leads to the rear garden which comprises a wide paved terrace with easy rising sloped path to the kitchen door, wooden framed metal balustrade surround. Steps lead to the lawn with flower and shrub borders, gated rear access to the River Walk and beyond. Outside lights and 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.

Ref:24/5673/16/08



Total area: approx. 71.1 sq. metres (764.8 sq. feet)

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

