



1a Ashleigh Road  
Horsham, West Sussex RH12 2LE  
Guide Price £975,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 1a Ashleigh Road, Horsham, West Sussex RH12 2LE

Courtney Green are pleased to offer for sale this substantial detached family residence located in a much sought after residential location. The property offers generous and well proportioned family accommodation together with a large established dual aspect rear garden. The accommodation, which is on two levels, comprises on the first floor, a principal bedroom with an ensuite bathroom, three further double bedrooms and a family bathroom. On the ground floor, an enclosed porch opens up to a wide entrance hall off which is a triple aspect sitting room with bi-fold doors opening to the rear garden, a separate dining room, again with French doors opening up to the rear garden, a cloakroom, fitted kitchen breakfast room and a separate utility room. Attached to the property is a wide double width garage from which there is direct access to the house. The property features a recently installed gas fired heating system to radiators and the windows have modern aluminium framed fitments. At the front of the property there is a wide forecourt providing hard standing for a number of cars. The property's location affords great access for the town, Horsham park and station, as well as Horsham Hospital and Colliers six form college. The accommodation comprises:

Glazed door and side light to

**Enclosed Porch** With quarry tiled floor, louvre fronted cupboard.

**Front Door to Entrance Hall** Herringbone wood flooring, radiator, cloaks cupboard

**Cloakroom** Low level wc., wall mounted wash hand basin with tiled splashback, shelf over, radiator, understairs cupboard, wood flooring, extractor fan.

**Sitting Room** Triple double glazed aspect with wide bi-fold doors opening to the rear garden. Engineered oak flooring, chunky radiator and upright designer radiator.

**Dining Room** Double glazed French doors to the rear garden, two upright designer radiators.

**Kitchen/Breakfast Room** Double glazed double aspect to the side and rear, with double glazed doors to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in cream shaker style finish and having complimenting work top surfaces incorporating a Frankie stainless steel twin bowl sink with drainer and chromium monobloc tap, Neff eye level oven with warming shelf under, Miele stainless steel four ring gas hob, space for an integrated fridge. Pelmet lighting, Karndeian flooring, myson kick space heater, radiator.

**Utility Room** Space and plumbing for washing machine and dishwasher, eye level cupboard and double width upright cupboard, Karndeian flooring, personal door to the garage.

From the **Entrance Hall**, a turning staircase rises to the

**First Floor Landing** With feature bay window overlooking the rear garden. Radiator, loft hatch with ladder, a part boarded loft space with light.

**Bedroom 1** Double glazed double aspect to the front and rear, radiator. Fitted with a range of built in wardrobe cupboards.

**En-Suite Bathroom** Frosted double glazed front aspect, panel enclosed bath with chromium mixer tap and shower attachment, low level wc., vanity unit with inset wash hand basin having chromium mixer taps, cupboard under, wall mounted mirror, white towel warmer, shaver point, localised tiling, radiator.

**Bedroom 2** Double glazed rear aspect with plantation shutters, radiator, double width wardrobe cupboard.

**Bedroom 3** Twin double glazed front aspect, radiator, double width louvre fronted wardrobe cupboard, cork display board.

**Bedroom 4** Double glazed rear aspect, radiator, wardrobe cupboard.

**Family Bathroom** Frosted double glazed front aspect. Fitted with a white suite comprising a panelled bath with chromium mixer tap and shower attachment, vanity unit with inset wash hand basin having chromium mixer tap, cupboard under, wall mounted mirror, low level wc., store cupboard, localised tiling, chromium towel warmer, extractor fan.

## OUTSIDE

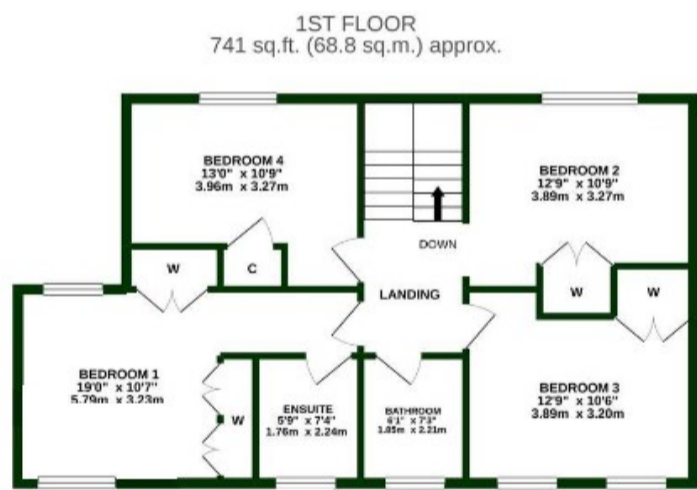
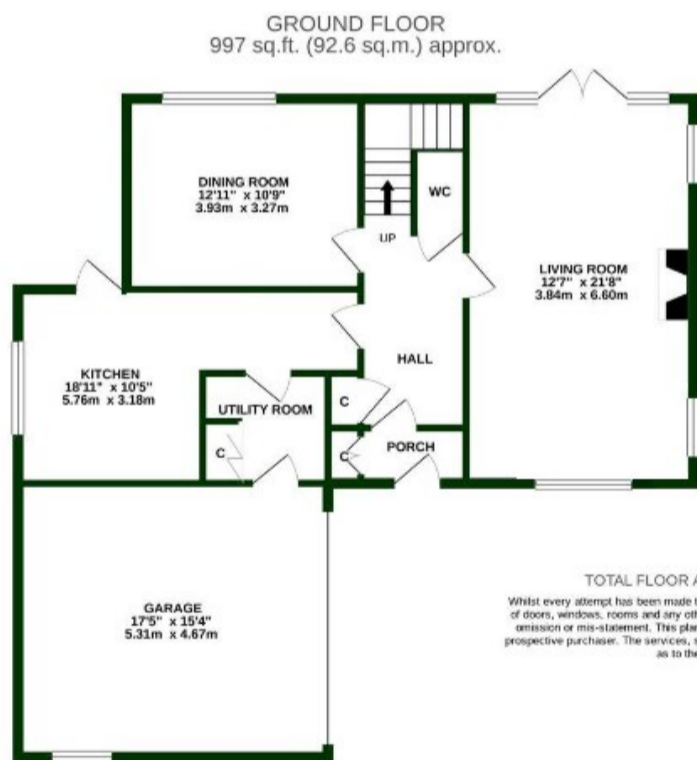
At the front of the property there is a wide opening with vehicle access to a large block paved forecourt providing hard standing for a number of vehicles and having tall conifer hedge border. There is an attached double width garage with metal up and over door, power and light, wall mounted Worcester gas fired boiler and a Gledhill pressurised hot water cylinder, personal door to the house. Gated side access leads to the rear garden which is of a generous size and enjoys a sunny southerly and westerly aspect. Extensive lawn areas and mature flower and shrub beds and borders with established trees. Wide Indian stone paved terrace with steps down to Indian stone paved patio.

**Council Tax Band—G**

ref: 24/5674/08/10

## 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.



**TOTAL FLOOR AREA: 1738 sq.ft. (161.4 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	71	81
	EU Directive 2002/91/EC	

