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51 Station Road, Horsham, West Sussex, RH13 5EX

"Guards Cottage" is a most delightful two bedroomed terrace cottage From the Living area, the staircase rises to the First Floor Landing. which has been the subject of much modernisation and refurbishment and is situated in a convenient position within walking distance of Horsham station. Offered for sale with the benefit of no onward chain, the property features a modern heating system to radiators and double glazed replacement windows, as well as a gravelled driveway to the front providing off road parking. The accommodation is on two levels and on Bedroom 2 Double glazed rear aspect. Radiator. Chimney breast. the first floor there is a principal double bedroom with built in wardrobe cupboards, a good sized second bedroom overlooking the rear garden, Bathroom Fitted with a modern white suite comprising panel bath with dining room having a chimney breast with a cast iron wood burner. To warmer, extractor fan, mirrored cabinet, patterned ceramic tiled flooring. the rear, there is a modern fitted kitchen/breakfast room with shaker style units and integrated appliances. The rear garden is of a good size with paved patios and mature trees and shrubs. The vendors sole agent, The property is located on the North side of Station Road and benefits Courtney Green, strongly recommends an internal inspection to from having its own gravelled driveway providing off road parking. appreciate finer qualities of this delightful residence.

The accommodation comprises:

opening to

Open plan Living/Dining Room Living area with double glazed bow fronted front aspect radiator, Open Reach master socket, picture rail, Dining area with chimney breast having a fireplace recess and housing a by Nepcote Financial Ltd.

Opening to the arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd. cast iron wood burner and stone hearth, radiator, picture rail, coved Ref: 25/5745/06/02 ceiling, serving hatch. Opening to

Kitchen/Breakfast Room Twin double glazed rear aspect and double glazed door to the rear garden. Fitted in a range of grey Shaker style base and wall mounted cupboards and drawers with complementing wooden worktop surfaces and upstands, stainless steel sink with chromium monobloc tap, routed drainer. Logik touch control electric hob, Candy electric oven under, and Zanussi stainless steel filter hood over, integrated slimline dishwasher, space for a fridge freezer, patterned ceramic tiled splashback. Further worktop surface with space and plumbing for washing machine and additional appliances under, radiator, laminate wood flooring, downlighting.

Bedroom 1 Double glazed front aspect. Chimney breast with built in wardrobe cupboards either side having hanging rails and shelves. Radiator, over stairs cupboard housing Vokera wall mounted combination gas fired boiler and shelving. Loft hatch.

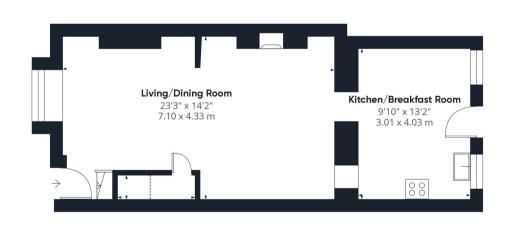
and a modern bathroom with a luxury white suite. The front door opens chromium mixer tap with wall bracket and hand shower, low level WC, to a spacious open plan living/dining room in two distinct areas, the pedestal wash hand basin, white metro style tiled walls, chromium towel

OUTSIDE

The rear garden is a good size and comprises area of shingle bed with paved patio, sleeper retainer to a lawned area with central paved patio, Opaque double glazed multi-lock front door to Entrance Hall with mature fir trees and shrub borders, timber garden shed, outside light. Gated access opens to no.49 with side access to the front.

Council Tax Band - C

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to



Bedroom 1 Bedroom 2 11'10" x 8'9' 11'8" x 9'10" 3.61 x 2.68 m 3.57 x 3.00 m Bathroom 8'1" x 5'2"(.49 x 1.60 m

approximate total area 749.38 ft 69.62 m 6.19 ft² 0.57 m England & Wales ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. 3C standard. Please note that culations were adjusted by a third party and therefore may not comply with RICS IPMS 3C. GIRAFFE360







