



51 Station Road
Horsham, West Sussex, RH13 5EX
Guide Price £395,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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“Guards Cottage” is a most delightful two bedroomed terrace cottage 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 the first floor there is a principal double bedroom with built in wardrobe cupboards, a good sized second bedroom overlooking the rear garden, and a modern bathroom with a luxury white suite. The front door opens to a spacious open plan living/dining room in two distinct areas, the dining room having a chimney breast with a cast iron wood burner. To 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, Courtney Green, strongly recommends an internal inspection to appreciate finer qualities of this delightful residence.

The accommodation comprises:

Opaque double glazed multi-lock front door to **Entrance Hall** with opening to

Open plan Living/Dining Room Living area with double glazed bow fronted front aspect radiator, Open Reach master socket, picture rail, coved ceiling, under stairs cupboard with gas meter. Opening to the Dining area with chimney breast having a fireplace recess and housing a cast iron wood burner and stone hearth, radiator, picture rail, coved 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.

From the Living area, the staircase rises to the **First Floor Landing**.

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.

Bedroom 2 Double glazed rear aspect. Radiator. Chimney breast.

Bathroom Fitted with a modern white suite comprising panel bath with chromium mixer tap with wall bracket and hand shower, low level WC, pedestal wash hand basin, white metro style tiled walls, chromium towel warmer, extractor fan, mirrored cabinet, patterned ceramic tiled flooring.

OUTSIDE

The property is located on the North side of Station Road and benefits from having its own gravelled driveway providing off road parking.

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, 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 arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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