



7 Forestfield
Horsham, West Sussex RH13 6DY
Guide Price £700,000 Freehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

7 Forestfield, Horsham, West Sussex RH13 6DY

Situated in an established residential location on the east side of Horsham is this most attractive detached family house offered for sale for the first time in over 50 years. The property is beautifully presented and provides well maintained accommodation, with scope and potential to enlarge and features a large established landscaped garden which enjoys a sunny Westerly aspect. The accommodation comprises three bedrooms and a family bathroom on the first floor. On the ground floor an enclosed porch opens to an entrance hall off which is a light and airy sitting room with a feature fireplace, a good sized kitchen/dining room and a cloakroom. The property has a gas fired heating system to radiators and the windows have replacement double glazed fitments, some with plantation shutters. To the side of the property there is a covered area and a tandem length garage/workshop. A driveway to the front provides off road parking for several cars. The property is conveniently located approximately half a mile distant from local primary and secondary schools and is within easy walking distance of Leechpool woods and St Leonards forest. Horsham station is approximately 1 mile distant. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this fine property.

The accommodation comprises:

Frosted double glazed UPVC **Front Door** with side lights to

Fully enclosed Entrance Porch Double glazed side aspect, quarry tiled flooring, multi glazed door to

Entrance Hall With a covered radiator and concealed meters cupboard. Door to

Cloakroom With a double glazed rear aspect, low flush WC, corner wash hand basin with tiled splashback, understairs cupboard.

Multi glazed door from the hall to

Comfortable Sitting Room Double glazed double aspect with plantation shutters to the front and sliding patio doors to the rear. Chimney breast with feature carved wood fire surround having marble hearth and inlay and gas coal effect fire. Two radiators, double width multi glazed doors from the hall to

Spacious double aspect Kitchen/Dining Room Dining area with bay window having plantation shutters, radiator, wood effect laminate flooring, covered radiator to kitchen area with modern Shaker style fitted cupboards and drawers in a teal finish with complimenting work top surfaces having white brick style splashback, four ring stainless steel gas hob with concealed filter hood over, one and a half bowl white sink unit with chromium monobloc tap, eye level double oven, integrated dishwasher and washing machine, integrated fridge/freezer, pelmet lighting and downlighting, concealed Worcester gas fired boiler. Multi double glazed side door to covered area.

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

First Floor Landing Having a large picture window overlooking the rear garden, airing cupboard housing hot water cylinder and shelving, loft hatch with drop down ladder to part boarded loft space.

Bedroom 1 Double glazed front aspect with plantation shutters, radiator, double width built in wardrobe cupboard.

Bedroom 2 Double glazed front aspect with plantation shutters, radiator, arch recess housing vanity wash hand basin with chromium mixer tap and cupboard under, tiled splashback, glass shelf.

Bedroom 3 Double glazed rear aspect overlooking the rear garden, radiator

Bathroom Frosted double glazed rear aspect, fitted with a white suite comprising limed wood panelled bath, with brass mixer tap and shower attachment, Aqualisa power shower (un-tested) with wall bracket and hand shower, pedestal wash hand basin with brass taps, low level WC, radiator, localised tiled walls, wall mirror.

OUTSIDE

Block paved driveway provides hard standing for several cars and with a dwarf brick wall and area of lawn with shrubs to one side, step to front door. Door to covered area with two personal doors to **tandem length garage/workshop** with metal up and over door, power and light. The delightful rear gardens have been lovingly established and maintained over a number of years and comprise areas of crazy paved path and patio with well stocked flower and shrub beds with stone rockery, feature pergola and wide expanse of lawn. Within the garden there are two timber summer houses and a garden shed as well as an insulated **timber framed workshop/home office** with power and light. The gardens are truly a magnificent feature of the property.

Council Tax Band - F

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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