



6 Lintott Gardens
Horsham, West Sussex RH13 5TY
Guide Price £570,000 Freehold



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6 Lintott Gardens, Horsham, West Sussex RH13 5TY

Courtney Green are pleased to present to the market this exceptional three storey town house style property which has been expertly modernised by the current owners. The well presented accommodation provides flexible living space and comprises, on the ground floor, a spacious entrance hall with a cloakroom, fantastic well equipped kitchen / breakfast room and a former garage which has been converted to provide a number of uses and is currently used as a small gym. On the first floor there is a spacious light and airy sitting room, as well as an equally spacious formal dining room / double bedroom 2. The second floor comprises a principal bedroom with a modern luxury en-suite shower, two further bedrooms and a modern family bathroom. The property features a Hive system which controls the modern gas fired heating to radiators. Outside, the property enjoys a private enclosed rear garden which is landscaped and comprises areas of Indian stone paving, raised timber decking and a lawn. There is useful covered area for storage to the side. To the front of the property there is parking for two vehicles as well as visitors parking within Lintott Gardens.

The accommodation comprises:

Covered Porch leading to Frosted Double Glazed **Front Door** to the

Entrance Hall

Inset coil mat, radiator, limestone effect Karndean flooring (which flows through to the kitchen / breakfast room and cloakroom) understairs cupboard.

Cloakroom

Frosted double-glazed front aspect. Corner vanity wash hand basin with chromium mixer tap and cupboard under, tiled splashback, back to wall wc. with chrome dual flush, vanity shelf and radiator.

Door to

Converted Garage

Having several uses the room now comprises cupboard housing consumer unit and electric meters with a suspended floor an is used as a small gym.

Kitchen / Breakfast Room

Double-glazed rear aspect and double-glazed French doors to the garden. Fitted with an extensive range of base and wall mounted cupboards and drawers with soft closing features and finished in a modern white high gloss. Wide range of granite effect work top surfaces incorporating a one and a half bowl sink unit with monobloc tap, integrated Neff dishwasher and washing machine, high level Neff microwave and double oven, space for american style fridge, full height larder store with pull out drawers, LED pelmet lighting, downlighting and kickboard lighting, central island with matching worktop surfaces incorporating a Neff touch control induction hob with a stainless steel filter hood over and having drawers and cupboards under, attached oak breakfast bar, concealed Worcester gas fired boiler, understairs storage cupboard with light.

From the **Entrance Hall** staircase rises to the **First Floor Landing**, glazed door to

Sitting Room

Twin double-glazed front aspect, two radiators, white oak effect flooring, wooden top displayed plinth.

Dining Room / Bedroom 2

Twin double-glazed rear aspect, white oak effect flooring, two radiators, understairs shelved display alcove.

From the **First Floor Landing**, a staircase rises to the

Second Floor Landing

Radiator, airing cupboard housing hot water tank and shelving, loft hatch with drop down ladder leading to a part-boarded loft space with light.

Bedroom 1

Twin double-glazed front aspect, radiator, wardrobe recess, hanging sliding door to en-suite shower room, luxury fitted with frosted double glazed side aspect. Walk in oversized shower cubical with Mira digital shower control, wall bracket with hand shower and overhead drencher unit, two illuminated recesses, marble effect vanity shelf with inset wash hand basin having chromium mixer tap, back to wall wc. with chromium dual flush, illuminated mirrored cabinet, chromium towel warmer, tiled walls and flooring, downlighting.

Bedroom 3

Double-glazed rear aspect, radiator

Bedroom 4

Double-glazed rear aspect, radiator, full width oak desk worktop

Luxury Bathroom

Frosted double-glazed side aspect. Black and white suite comprising panelled bath with chromium mixer tap, wall bracket and hand shower, illuminated recess, vanity shelf with inset sink having chromium mixer tap, marble effect work top surfaces with cupboard under, back to wall WC with chromium dual flush, black towel warmer, white metro style tiled walls, karndean flooring.

OUTSIDE

To the front of the property there is parking for two cars and a small driveway leading to the former garage with swing doors opening to useful storage area. Within the storm porch there is a useful cupboard. Side access and gate leads to the rear garden which is enclosed and enjoys a good deal of privacy. The rear garden has been landscaped and comprises an area of Indian stone paving leading to a raised timber decking, area of lawn with raised shrub borders having railway sleeper retainers, to the side of the property there is a useful covered area with outside tap and power point.

Council Tax Band— E

Estate Management Charge—£35 per annum

Ref: 24/5553/14/02

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