



























6 Lintott Gardens

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



6 Lintott Gardens, Horsham, West Sussex RH13 5TY

Courtney Green are pleased to present to the market this exceptional three storey town house Dining Room / Bedroom 2 accommodation provides flexible living space and comprises, on the ground floor, a spacious display alcove. 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 Second Floor Landing 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 ladder leading to a part-boarded loft space with light. 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

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

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 good deal of privacy. The rear garden has been landscaped and comprises an area of Indian incorporating a one and a half bowl sink unit with monobloc tap, integrated Neff dishwasher stone paving leading to a raised timber decking, area of lawn with raised shrub borders having and washing machine, high level Neff microwave and double oven, space for american style railway sleeper retainers, to the side of the property there is a useful covered area with outside fridge, full height larder store with pull out drawers, LED pelmet lighting, downlighting and tap and power point. 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 plynth.

style property which has been expertly modernised by the current owners. The well presented Twin double-glazed rear aspect, white oak effect flooring, two radiators, understairs shelved

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

Radiator, airing cupboard housing hot water tank and shelving, loft hatch with drop down

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 mirrorred cabinet, chromium towel warmer, tiled walls and flooring, downlighting.

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

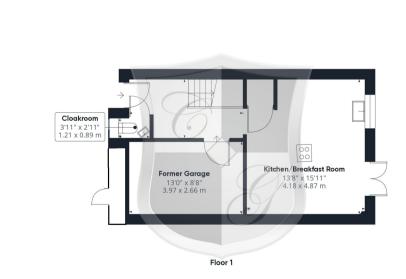
To the front of the property there is parking for two cars and a small driveway leading to the former garage with swing doors opening to useful storage area. Within the storm porch there is a useful cupboard. Side access and gate leads to the rear garden which is enclosed and enjoys a

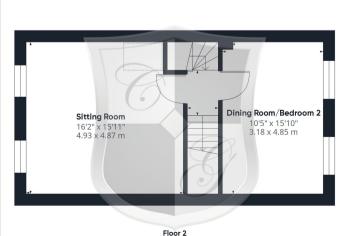
Council Tax Band- E

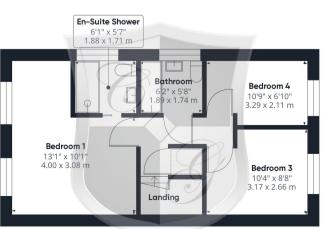
Estate Management Charge—£35 per annum

Ref: 24/5553/14/02

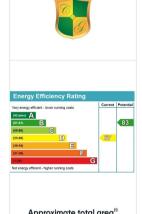
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote







Floor 3



Approximate total area 1324.82 ft² 123.08 m







(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurem approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360