



64 Eversfield Road
Horsham, West Sussex, RH13 5JT
Guide Price £475,000 Freehold



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GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to be offering for sale this delightful family residence, on the market for the first time since it was built in 1938. Having been lovingly maintained over the years, the property represents an ideal opportunity for the next generation of buyers to create their own family home with much scope to modernise and potentially enlarge the accommodation (subject to the usual planning consents being approved). Situated on a corner position, the property enjoys the benefit of having a larger than average garden with vehicular access to the side leading to a detached timber garage. Features include majority double glazed windows and a gas fired heating system to radiators, and throughout the house there is an abundance of natural wood doors and joinery. The accommodation comprises, on the ground floor, a front door opening to an entrance hall, off which is a sitting room with patio doors overlooking the rear garden, a separate dining room, the bathroom and a walk-in pantry, and a kitchen with built-in units. On the first floor, there are four good sized bedrooms, three with built in wardrobe cupboards, and the fourth bedroom/guest bedroom incorporating a toilet and vanity unit, a wash hand basin. Outside, overall there are good sized gardens, the rear enjoying a sunny Southerly aspect.

The accommodation is as follows:

Glazed **Front Door** to **Entrance Hall**

Sitting Room

Double glazed patio doors to the rear garden. Chimney breast with tiled fireplace, gas coal effect real flame fire (untested), radiator, picture rail, built in dresser display unit with cupboards.

Dining Room

Double glazed bay front aspect. Radiator, picture rail, stained wood clad chimney breast.

Kitchen

Double glazed rear aspect. Door to rear covered area. Fitted with a range of baseline and eye-level units, single drainer stainless steel sink with a chromium monobloc tap, cupboards and drawer under, worktop surface, space for a gas cooker, space and plumbing for a washing machine, recess for a further appliance, under stairs cupboard with gas meter.

Pantry

Frosted side aspect with shelving, consumer unit and electric meter

Bathroom

Frosted double-glazed front aspect. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, low level WC, wall mounted wash hand basin, quarry tiled floor, tiled walls, radiator.

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

First Floor Landing with double glazed side aspect, loft hatch.

Bedroom 1

Double glazed bay front aspect, radiator, picture rail, full width wardrobe cupboards with sliding doors and cupboards over.

Bedroom 2

Double-glazed rear aspect. Radiator, picture rail, wardrobe cupboard.

Bedroom 3

Double-glazed rear aspect. Airing cupboard housing hot water cylinder, wardrobe cupboard with cupboards over, picture rail.

Bedroom 4/Guest Bedroom

Double-glazed front aspect. Vanity unit with inset wash basin, W.C with concealed cistern, tiled splashback, radiator, picture rail.

OUTSIDE

The property is situated on a corner plot which is of a good size and enjoys a sunny Southerly aspect to the rear. There are gardens to the front and side as well. Vehicular access leads to a large **Timber Garage** with power and light, next to which is a **Timber Workshop** also with power and light. Within the grounds there is an apple tree and a Wendy House. To the side of the property there is a cupboard housing a wall mounted Worcester gas fired boiler for domestic hot water and central heating.

Agents Note: Please be advised that adjacent to the property is an enclosed electrical sub station

Council Tax Band—D

Ref: 24/5653/30/07

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.

