



40 Spencers Road
Horsham, West Sussex, RH12 2JG
Guide Price £460,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated on the West side of Horsham is this enchanting Victorian residence, extended in the past and featuring a useful converted loft space. The very well presented accommodation comprises, on the ground floor, an extended entrance hall, a comfortable sitting room with bay window and feature fireplace, a separate dining room and a good sized kitchen/breakfast room with a sky lantern providing additional light, a useful utility room and cloakroom. On the first floor there are two double bedrooms with access from the second bedroom to the versatile converted loft space. Also, off the second bedroom is a modern fitted bathroom/shower room. The accommodation benefits from having double glazed replacement windows and there is a gas fired heating system to radiators. To the front of the property there is a block paved area of hard standing and to the rear the garden enjoy a sunny Westerly aspect and has been landscaped to provide a relaxing outside space. The vendors sole agent Courtney Green strongly recommend an internal inspection of this fine property to appreciate it's size and versatility.

The accommodation comprises:

Frosted double glazed **Front Door** to

Entrance Hall

Double glazed rear aspect, radiator, wood effect Karndean flooring (which extends through the majority of the downstairs living space).

Sitting Room

Double glazed bay front aspect with plantation shutters, chimney breast having feature wooden fire surround with tiled inlay and quarry tiled hearth, two radiators.

Dining Room

Double glazed side aspect, radiator, under stairs cupboard, opening to

Kitchen/Breakfast Room

Double glazed rear aspect and double glazed French doors to the rear garden, feature sky lantern. Fitted with a range of base and wall mounted cupboards and drawers in cream Shaker style and having wooden worktop surfaces with ceramic tiled splashback, stainless steel single drainer 1 1/2 bowl sink unit with chromium monobloc tap, Rangemaster stove with gas hob and electric ovens, stainless steel filter hood over, integrated Bosch dishwasher, space for appliance, downlighting, designer radiator.

Utility Room

Fitted with a range of base and wall mounted cupboards and drawers in cream finish having complementing worktop surfaces with ceramic tiled splashback, single drainer sink with chromium monobloc tap, space and plumbing for washing machine and tumble dryer, space for a fridge freezer, downlighting.

Cloakroom

Frosted double glazed rear aspect. Low level WC, vanity wash hand basin with chromium mixer tap and cupboard under, tiled splashback, wall mounted Glow Worm gas fired boiler, extractor fan.

From the Entrance Hall the staircase rises to the **First Floor Landing**.

Bedroom 1

Double glazed front aspect with plantation shutters, radiator, fitted wardrobe cupboards to two walls.

Bedroom 2

Double glazed rear aspect, fitted wardrobe cupboard, radiator, laminate wood flooring, wall light. Door to

Bath/Shower Room

Frosted double glazed rear aspect. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, low level WC, vanity was hand basin with chromium mixer tap and cupboard under, shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, glass door and acrylic panelled wall. Radiator, laminate wood flooring, mirrored cabinet and illuminated mirror, extractor fan, downlighting.

From Bedroom 2 a door opens to a staircase rising to

Converted Loft Space

With twin double glazed skylights to the front and double glazed skylight to the rear, eaves storage cupboards, laminate flooring, downlighting.

OUTSIDE

To the front of the property there is a block paved area of hard standing for a small car, a pathway leads to gated access to the rear garden which enjoys a sunny Westerly aspect and comprises a near full width paved patio with dwarf wall and steps leading to a lawned area with central path, timber garden shed and gazebo, wrought iron gate leading to the rear of the garden which houses a greenhouse.

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.

