



7 Forest Mews  
Horsham, West Sussex, RH12 4GG  
Guide Price £375,000 Freehold



**COURTNEY  
GREEN**

Estate Agent • Letting Agent • Managing Agent

# 7 Forest Mews, Horsham, West Sussex, RH12 4GG

Courtney Green are delighted to bring to the market this beautifully presented and well proportioned two double bedroom, end of terrace house, located in a quiet cul-de-sac to the North-East of Horsham. This popular and convenient location affords easy access to Horsham and Littlehaven train station, is less than two miles from Horsham town, and is only a 15 minutes drive of Gatwick Airport. Despite being so well connected, just a short walk away from the house is a footpath which leads into St Leonards Forest - an area of ancient woodland falling within the High Weald Area of Outstanding Natural Beauty, and which has a multitude of public footpaths to enjoy. Within the last few years the property has been fully renovated, including a new kitchen, a luxury bathroom suite, new flooring and redecoration throughout. The accommodation in brief comprises an entrance hall, a cloakroom, a high specification kitchen with integrated appliances, and a sitting/dining room with French doors opening to the private rear garden completes the ground floor. On the first floor, there are two double bedrooms, and a luxury bathroom suite. Outside a driveway provides off-road parking for one car, and to the rear is a wonderfully secluded garden which is mainly laid to lawn with two paved patio seating areas, side access, a timber built shed and established border planting.

### Entrance Hall

A convenient entrance hall with radiator, alarm control unit, stairs rising to the first floor, opening to the kitchen, door to downstairs cloakroom, and door to living room.

### Cloakroom

With low-level WC, vanity wash hand basin with storage beneath and mixer tap over, vanity mirror with light, radiator, obscured front aspect window, high-level fuse board.

### Sitting/Dining Room

A bright living area owing to the double glazed French doors to the garden, two radiators, wall mounted modern electric fireplace, satellite and telephone point, large under stairs store cupboard.

### Kitchen

A recently fitted, high specification kitchen comprising range of eye and base level cabinets and drawers with stone effect worktop over, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven, integrated electric four burner hob with hidden extractor over, integrated fridge freezer, Integrated slimline dishwasher, tiled splashback, cupboard housing Worcester Bosch combination boiler, front aspect window.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a loft hatch accessing the loft space.

### Bedroom 1

A good sized double bedroom with dual double glazed rear aspect windows, radiator, fitted double wardrobe.

### Bedroom 2

A further double bedroom with fitted double wardrobe, radiator, and front aspect double glazed window, further large storage cupboard over stairs.

### Bathroom

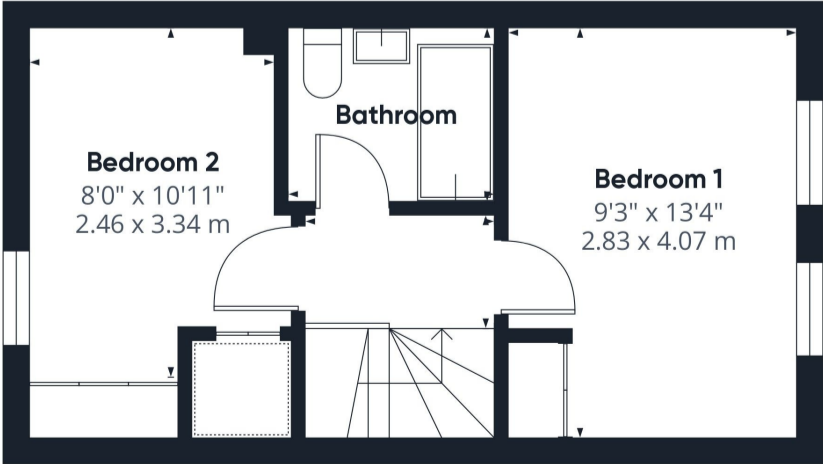
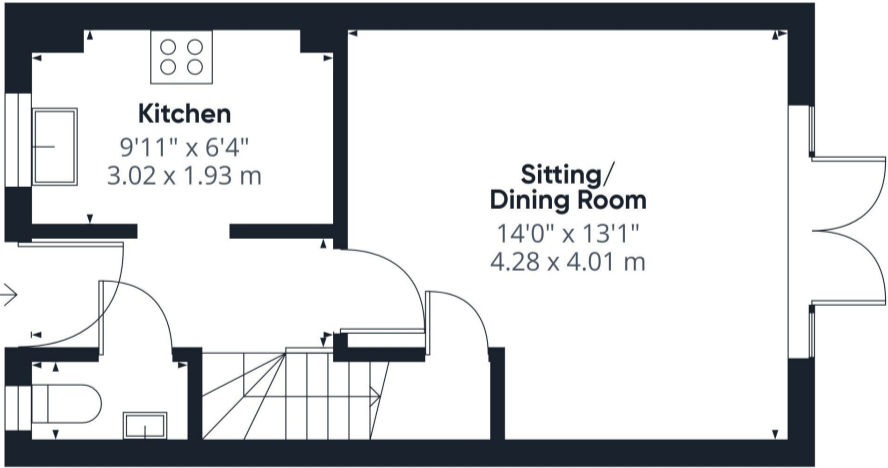
A recently fitted luxury bathroom suite comprising and enclosed P panel bath with bath mixer taps handheld shower attachment and rainfall showerhead low-level WC with dual flush vanity wash hand basin with storage beneath and mixer tap over heated towel radiator shaver point floor to ceiling wall tiling tiled floor and extractor fan.

### OUTSIDE

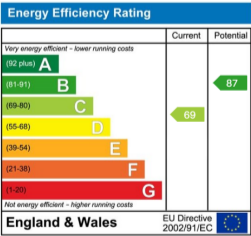
To the front of the property is a driveway providing off road parking, with a path leading to a side access gate to the rear garden. The rear garden is wonderfully private and is mainly laid to lawn with two areas of paved patio, a timber built shed and established border planting.

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.



**Approximate total area<sup>(1)</sup>**  
592.66 ft<sup>2</sup>  
55.06 m<sup>2</sup>



(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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