



























## Robins

Furze View, Slinfold, West Sussex, RH13 0RH Guide Price £625,000 Freehold



## Robins, Furze View, Slinfold, Horsham, West Sussex, RH13 0RH

Courtney Green are pleased to be offering for sale this individual detached From the Entrance Hall a turning staircase with pine balustrade rises to the family residence situated in a lovely semi-rural location within the parish of Slinfold. The property is sold with the benefit of no ongoing chain and has a propane gas fired heating system to radiators and modern replacement doubleglazed fitments. The accommodation comprises, on the first floor, a principal Bedroom 1 Leaded double-glazed front aspect. Radiator, TV/FM point, bedroom with en-suite shower room, a large second bedroom which, as it archway through to adjoins the family bathroom/shower room, could easily incorporate an en-suite good-sized sitting room with open fireplace, a separate dining room and a large kitchen/breakfast room. Integral to the property is a large double width garage tiled walls, extractor fan. with twin doors. To the front of the property there is a wide driveway providing hard standing for a number of vehicles and the rear gardens are a good size and comprise a raised terrace with a large expanse of lawn. The property enjoys lovely open outlooks to both the front and rear.

SITUATION: Furze View is located between the village of Slinfold and the Hamlet of Five Oaks approximately 6 miles from Horsham and 1.8 miles from the thriving village of Billingshurst.

## Frosted glazed Front Door to

Entrance Hall Radiator, under stairs cupboard. Wood veneered doors to all rooms.

Cloakroom Frosted double-glazed side aspect. Low level WC, wash hand basin with tiled splashback, radiator, ceramic tiled flooring.

Study Leaded double-glazed front aspect. Radiator.

Sitting Room Leaded double-glazed front aspect and double-glazed side electric under floor heating, shelved cupboard. aspect. Radiator. Chimney breast with brick open fireplace, raised brick hearth OUTSIDE and mantle, two TV points and twin satellite cable, two radiators.

Dining Room Double-glazed patio doors to the rear garden, double doors to the Sitting Room, radiator, door to

the garden. Fitted with a range of base and wall mounted cupboards and drawers in white finish with complementing worktop surfaces incorporating a 1 flexible and has the potential to convert to additional rooms S.T.T.P. 1/2 bowl single drainer stainless steel sink with monobloc tap, integrated Electrolux eye level oven, Phillips Whirlpool microwave oven and electric hob with a stainless steel filter hood over, space and plumbing for washing machine and tumble dryer, pelmet lighting, TV/FM and telephone points, central clargester. Outside lighting and tap. There is a wooden lean-to to the side. breakfast bar, radiator, doors to the hall and garage.

Council Tax Band-F Ref: 23/5370/20/03

First Floor Landing Double-glazed skylight, wood veneered doors to all rooms. Airing cupboard housing hot water cylinder and shelving.

En-Suite Shower Room Double-glazed skylight, low level WC, vanity unit with facility. Two further bedrooms compliment the first floor accommodation. On inset wash hand basin having chromium mixer taps, cupboard under, localised the ground floor there is a long entrance hall off which is a cloakroom, a study, tiling, radiator, ceramic tiled flooring, walk in oversized shower cubicle with chromium thermostatic power shower control, wall bracket and hand shower,

> Bedroom 2 Leaded double-glazed front aspect, double width wardrobe cupboard with hanging rail and shelf, further shelved cupboard to the side, radiator, two arch display recesses.

> \*Agents Note: This bedroom adjoins the family bathroom/shower room and as such an en-suite facility could readily be incorporated.

Bedroom 3 Double-glazed rear aspect, radiator.

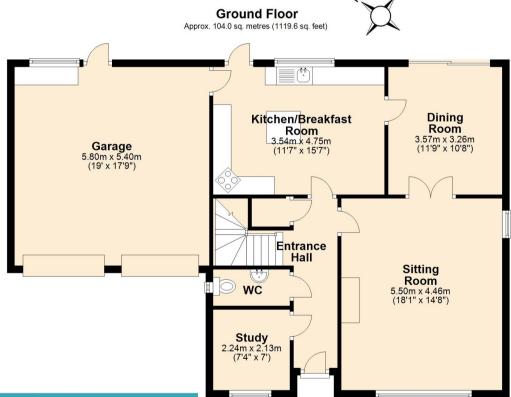
Bedroom 4 Double-glazed skylight, radiator, loft hatch.

Family Bathroom/Shower Room Frosted double-glazed rear aspect. Fitted with a white suite comprising panelled bath with chromium mixer tap and shower attachment, wall bracket and hand shower, pedestal wash hand basin with chromium mixer taps, low level WC, shower cubicle with Mira power shower thermostatic shower control, wall bracket and hand shower, folding glass screen, tiled walls and flooring, shaver point, illuminated mirror, radiator,

The property is situated approximately along Furze View which is a private road. A wide driveway provides hard standing for a number of vehicles and leads to an integral double width Garage with twin wooden up and over doors, Kitchen/Breakfast Room Double-glazed rear aspect and double-glazed door to shelving and worktop space, power and light, wall mounted Worcester Bosch boiler. Personal door to the Kitchen and outside. \*Agents Note: this space is

> Gated access leads to the rear garden which is of good size and has a full width paved terrace with brick wall surround, steps lead to an extensive area of lawn with hedgerow borders. Within the garden is a Calor gas tank and

> 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.







Total area: approx. 180.0 sq. metres (1937.2 sq. feet) These drawings are for representational purposes only. Drawn by Brian Blunden Plan produced using PlanUp.







