



Appledore  
Kings Road, Horsham, West Sussex, RH13 5PR  
Offers Over £550,000 Freehold



**COURTNEY  
GREEN**  
Est. 1988

Estate Agent • Letting Agent • Managing Agent



# Appledore, Kings Road, Horsham, West Sussex, RH13 5PR

A spacious and rarely available detached bungalow, neatly presented and located on one of Horsham's premier roads. It's position on King's Road affords easy access to Horsham town and Horsham mainline train station, with both being under a mile away. Also close by is a local Tesco express convenience store, and a bus stop with regular routes to Horsham town. The accommodation in brief comprises an entrance hall, a cloakroom, a fitted kitchen with Rangemaster cooker, a utility room, a large sitting room with doors to a conservatory, a wet room, and three double bedrooms. Outside, there is a detached single garage, a brick built store, a driveway providing ample parking, and a private, low maintenance rear garden. Heating and hot water are provided by a gas fired boiler, and the property is double glazed throughout. This really does offer a superb opportunity for an incoming purchase, with plenty of scope for updating and great potential to extend and enlarge subject to the usual planning consents being obtained. No chain.

The accommodation comprises:

Covered entrance with front door opening to entrance hall.

## Entrance Hall

An open and welcoming entrance hall with radiator, store cupboard housing Worcester Bosch gas fired boiler, doors to all rooms and loft hatch accessing the loft space.

## Cloakroom

With side aspect window low-level WC wall mounted wash hand basin high-level cupboard housing recently updated fuse board.

## Sitting Room

The dual aspect sitting room has an attractive part bay front aspect window, two radiators, and door opening to the conservatory.

## Conservatory

A part brick, part UPVC conservatory with two radiators, and French doors opening to the rear garden.

## Kitchen

The fitted kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops over, stainless steel sink and drainer with mixer tap, Rangemaster 110 cooker with four burner gas hob, griddle hob and warming plate, extractor hood over, freestanding dishwasher, radiator, side aspect windows, and doors to utility room and bedroom three.

## Utility Room

A separate utility space of UPVC construction with low-level cabinet, worktop, stainless steel sink and drainer with taps, space and plumbing for washing machine, radiator, door accessing garden.

## Bedroom 1

A large and bright double bedroom with dual aspect front and side windows, radiator, fitted bed surround wardrobes and cupboards fitted desk unit with drawers, and further wardrobe space.

## Bedroom 2

A further large double bedroom with bed surround fitted storage, fitted double wardrobe, rear aspect window overlooking the garden, radiator.

## Bedroom 3/Dining Room

A wonderfully bright room with triple aspect windows, radiator and door accessing garden.

## Shower Room

A white shower suite with wet room floor, Mira electric power shower, low level WC, wall mounted wash hand basin with taps, towel radiator, mirror light, shaver point, obscured side aspect windows, and extractor fan.

## OUTDSIDE

To the front, there is a large tarmacked driveway providing ample parking, and accessing the single brick built garage. The garage has power and lighting and is accessed via an electric up and over door to the front and single door to the rear. Attached to the rear of the garage is a brick built store.

The rear garden enjoys a good degree of seclusion, and has been designed with ease of maintenance in mind. It is mainly paved patio with areas of gravel, raised planting beds, mature shrub and hedge borders, and established specimen trees.

## Council Tax Band— E

**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.

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