

35 Streetfield Road Slinfold, West Sussex, RH13 0SE Guide Price £400,000 Freehold



Estate Agent • Letting Agent • Managing Agent

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Situated in the quintessential and sought after village of Slinfold is this well presented **Conservatory** Double glazed with glass roof and fitted blinds (Agent's Note: Please be advised that historically, the conservatory has been subject to a subsidence claim) accommodation has been extended and now comprises, on the ground floor, a front door opening on to a good size entrance hall with a downstairs cloakroom, spacious sitting room and an open plan kitchen/dining room with fitted kitchen units and built in appliances. Sliding patio doors from the dining room lead to a double glazed conservatory. On the first floor, there are three bedrooms, all with built in cupboards, and a fitted family bathroom. The property has replacement double glazed fitments and there is electric heating. To the front of the property there is tarmacadam hard standing which in conjunction with the neighbouring property, affords parking for three cars. The property enjoys a private rear garden which backs on to an area of wooded copse.

SITUATION: Slinfold is a much sought after and picturesque village almost midway between Billingshurst and Horsham (both having direct railway services to London). The ancient St Peters Church and highly regarded C Of E Primary school occupy central locations. For older children there is The Weald comprehensive school in Billingshurst and Tanbridge House secondary school in Horsham. There is a village in Billingshurst and Tanbridge House secondary school in Horsham. There is a village store/Post Office and the well patronised Red Lyon public house. Bus services to Horsham and Guildford run through the middle of the village and local sporting facilities include golf at Slinfold Park and there are football, cricket and tennis clubs in the village aswell as the renowned Sports Centre at Christs Hospital and Broadbridge Heath.

The accommodation comprises:

Leaded UPVC double glazed Front Door and side light to

Entrance Hall Wood effect vinyl flooring, night storage heater, dado rail, under stairs recess, electric meters cupboard, double width louvre fronted cupboard with power and light.

Cloakroom Leaded double glazed front aspect. Vanity wash hand basin with and successfully under chromium mixer tap, tiled splashback, cupboards and drawers under, low level WC, property since 2014. chromium towel warmer, dado rail, vinyl flooring.

Sitting Room Double glazed front aspect. Night storage heater, TV point, telephone point.

From the hall there is an opening to the

Kitchen/Dining Room Kitchen Area with double glazed rear aspect and fitted with a range of base and wall mounted cupboards and drawers in beige finish and having light Oak trim, complementing worktop surfaces incorporating 1 1/2 bowl single drainer stainless stee sink with chromium monobloc tap, Zanussi electric halogen hob with stainless steel filter over, Neff oven, tiled splashback, pelmet lighting, space and plumbing for washing machine and dishwasher, space for a fridge. Dining Area with night storage heater, shelved cupboard, deep walk in cupboard with light, double glazed sliding patio doors to

From the Entrance Hall a staircase rises to the First Floor Landing with double glazed side aspect, programmable electric convector heater, shelved linen cupboard with hot water cylinder, loft hatch with drop ladder to loft space.

Bedroom 1 Double glazed rear aspect. Built in wardrobe cupboard with shelving and hanging rail, matching chest of drawers and bedside cabinets, fan light.

Bedroom 2 Double glazed front aspect. TV point, wardrobe cupboard.

Bathroom Frosted double glazed rear aspect. Panel bath with brass taps, wall mounted Mira sport electric shower with wall bracket and hand shower, pedestal wash hand basin with brass taps, low level WC, tiled walls.

OUTSIDE

To the front of the property there is a wide area of tarmacadam hard standing which, in conjunction with the opposite neighbour, provides hard standing for three vehicles. A concrete path leads to the property either side of which is lawn. A side path and gate leads to the rear garden which comprises an area of lawn, bordered by concrete paved slabs and patio, flower and shrub beds. There is a brick store and the property backs on to an area of wooded copse.

Council Tax Band - C

Agents Note: In approximately 1997 the property was subject to a subsidence claim and successfully underpinned. Santander, the current insurers, have covered the

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.

Ref: 25/5826/26/06





14 ft² 1.3 m²







Floor 2



GIRAFFE 360

