



264 Crawley Road
Horsham, West Sussex, RH12 4HG
Guide Price £500,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this highly individual semi-detached cottage which has been the subject of extension and enlargement. It is difficult to determine the exact age of the property, however, there is a great deal of inherent character and this has been enhanced by the use of some very attractive natural materials during the extension and refurbishment works. The accommodation briefly comprises an entrance hall, a sitting room with open fireplace, exposed timbers and lovely oak flooring, there is a fabulous kitchen/diner with stone flooring and built-in appliances, a useful utility room, and a downstairs cloakroom making up the ground floor. Upstairs, there are three good sized double bedrooms and a beautifully appointed bathroom with centre-piece roll top bath and separate shower cubicle. Heating and hot water are provided by a gas fired combination boiler and all of the windows have been double glazed. The house has a very attractive cottage style garden and there is off-street parking in the car port to the front.

The accommodation comprises:

Entrance Hall A convenient entrance area with large under stair cupboard, stone tiled floor, heating control, stairs rising to the first floor landing, downlighting, and doors to kitchen and sitting room.

Sitting Room The spacious sitting room has an attractive exposed brick fireplace with alcove display shelving, two front aspect windows, two radiators, oak flooring, study area, low-level meter cupboard.

Kitchen/Dining Room A cottage style kitchen with off-white shaker doors and solid oak worktops, pan drawers and barrel ended cupboard, white ceramic one and a half bowl sink and drainer with mixer tap, space and plumbing for dishwasher, Lamona range style cooker with five burner gas hob and extractor hood over, integrated full height fridge, integrated full height freezer, large pantry cupboard with shelving and light, rear aspect window overlooking the garden, under cabinet lighting, downlighting, stone tiled floor, two radiators, and open to the spacious dining area with French doors opening to the garden.

Utility Room A useful separate utility room with space and plumbing for washing machine, space for tumble dryer, shelving, vertical radiator, side aspect window, tiled floor, downlighting, door to cloakroom.

Cloakroom With low-level WC, vanity wash hand basin with mixer tap and storage cupboards, continuation of tiled floor, obscure rear aspect fixed window, downlighting.

From the entrance hall stairs rise to the **First Floor Landing** where there is an obscured side aspect window, loft hatch accessing loft space, downlighting and doors to all rooms.

Bedroom 1 A large double bedroom with rear aspect window, radiator, and downlighting.

Bedroom 2 A further large double bedroom with front aspect window, radiator, downlighting, and loft hatch accessing secondary loft space.

Bedroom 3 A further double bedroom with front aspect window, radiator, and downlighting.

Bathroom A stunning bathroom suite comprising a freestanding roll top bath with central bath filler taps and handheld shower attachment, low-level WC with dual flush, oversized walk-in shower with handheld shower attachment and rainfall showerhead, tiled niche, vanity wash hand basin with mixer tap and storage beneath, shaver point, vanity light, obscured rear aspect window, large format floor tiling, heated towel radiator, downlighting, and extractor fan.

OUTSIDE

To the rear, the garden is a delight. Approximately 48ft and enjoying a very good degree of privacy. The cottage style gardens feature a slate paved patio adjoining the rear of the property which extends the entertaining area from the kitchen. There is a large area of area of lawn with raised border planting, with ornamental lighting enclosing the garden beautifully whilst still allowing in light. A natural stone retaining wall and steps rise to a further area of slate paved patio where there is a timber gazebo with brick built outdoor kitchen and Carrara marble tops, lighting (within the gazebo and seating area) and power sockets. There is an outside tap, additional security light and a useful area to the side.

To the front of the cottage is a semi-covered car parking space with outside security light and gas meter box.

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.

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