



26 Bens Acre

Horsham, West Sussex, RH13 6LW
Guide Price £795,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

26 Bens Acre, Horsham, West Sussex, RH13 6LW

Situated in a most sought-after residential road within Forest/Millais and Heron Way schools catchment area is this spacious detached family house. Sitting on an elevated position, the property enjoys a commanding outlook to the front towards St Leonard's Forest and to the rear there is an extensive landscaped garden offering a further distant outlook. The accommodation, which has been extended by the current owners, briefly comprises on the first floor, a principal bedroom with en suite bathroom, three further double bedrooms and a family bathroom. On the ground floor, there is an entrance hall with cloakroom, a spacious sitting room, and a separate dining room. There is a well fitted kitchen/breakfast room and separate utility room. An integral double width garage, which, by virtue of its design and height offers potential to be partly converted to form additional accommodation, (e.g. a study/family room), subject to the usual building regulations, etc. A wide tarmac driveway to the front provides off-road parking for at least four vehicles. The location of the property affords easy access to St Leonard's Forest and the neighbouring countryside with its various public footpaths and bridleways. Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities, together with the railway station and both approximately 1½ miles distant. The vendors' sole agents, Courtney Green, strongly recommend an internal inspection to fully appreciate the spaciousness of this delightful residence.

Leaded frosted double glazed front door to

Entrance Hall

Radiator, coved and textured ceiling.

Cloakroom

With low level w.c., vanity unit with wash hand basin with chromium mixer tap and cupboard under, tiled splashback, coved and textured ceiling, extractor fan.

Sitting Room

Double glazed rear aspect with French doors to the rear garden. Corner beehive style ornate fireplace with copper hood, raised brick hearth, coved and textured ceiling, radiator.

Dining Room

Double glazed bow window with front aspect, radiator, coved and textured ceiling, Open Reach master socket.

Kitchen/Breakfast Room

Double glazed, double aspect to the side and rear. Fitted with a range of wall and base level cupboards and drawers with complementing worktop surfaces incorporating a 1¾ bowl single drainer stainless steel sink with monobloc mixer tap, AEG griddle and Hotpoint gas hob with concealed extractor hood over, Hotpoint double oven, space for a fridge, space and plumbing for dishwasher, pull-out larder cupboard, breakfast bar and seating area, leaded display cabinet, radiator, tiled walls and flooring, pelmet lighting, t.v. aerial point.

Utility Room

Double glazed rear aspect and door to outside, fitted with a range of Shaker style units with worktop surfaces incorporating a single drainer sink with chromium mixer tap, plumbing for washing machine, floor-standing Ideal gas fired boiler, space for American style fridge/freezer, part tiled walls.

Staircase from the Entrance Hall to the

First Floor Landing

With coved and textured ceiling, radiator, double glazed side aspect, over-stairs linen cupboard, access to loft hatch via aluminium drop-down ladder.

Principal Bedroom

Double glazed rear aspect overlooking the lovely rear garden. Full width range of mirror fronted wardrobe cupboards, coved and textured ceiling, radiator, telephone point.

Ensuite Bathroom

Frosted double glazed side aspect. Fitted with a panelled bath with Mira electric shower unit, wall bracket and hand shower over, low level w.c., pedestal wash hand basin, half tiled walls, radiator.

Bedroom 2

With double glazed rear aspect overlooking the rear garden. Radiator, coved and textured ceiling, double width mirror fronted wardrobe cupboards, t.v. aerial and telephone points.

Bedroom 3

Twin double glazed front aspect overlooking St Leonard's Forest. Radiator, coved and textured ceiling, double width wardrobe cupboard.

Bedroom 4

With double glazed front aspect overlooking St Leonard's Forest, radiator, coved and textured ceiling.

Family Bathroom

Frosted double glazed side aspect. Lined oak panelled bath with Mira electric shower unit over, concertina shower screen, low level w.c., pedestal wash hand basin, tiled walls, up-right towel warmer.

OUTSIDE

The property is located at the bottom of Bens Acre and is approached via a wide tarmac driveway providing additional parking for at least four vehicles, to the side of which are lawned areas, rockery and flower beds. A set of steps lead to a covered porch with outside light.

Integral Double Garage

With up-and-over door, power and light.

A gated side access leads to a Paved Side Area which leads on to a courtyard patio with outside tap.

Rear Garden

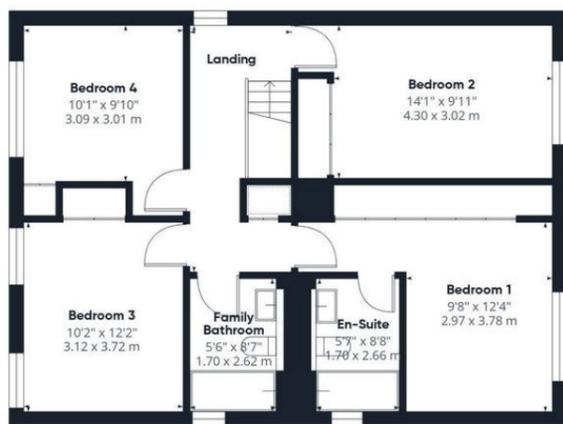
With rear paved patio tiered block paved quadrant shaped terrace with walled surround, paved steps with rockery to the side leads to a large expanse of lawn with shrub borders containing a variety of shrubs including azaleas, acers, lilac, camellia, etc. To the rear of the garden there are two fruit trees, two timber garden sheds and greenhouse.

Council Tax Band - G

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.



Ground Floor



Floor 2



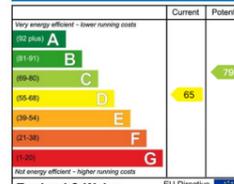
Approximate total area^m

1825 ft²
169.4 m²

Reduced headroom

13 ft²
1.2 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

