

17 Gorings Mead, Horsham, RH13 5BS

FREEHOLD

Guide Price £400,000

Est. 1988









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Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Situated in a convenient position within easy walking distance of Horsham town, the station, Chesworth Farm, and beyond, is this most delightful Victorian cottage. Beautifully enhanced and modernised by the current owner, the accommodation, which is deceptively spacious and on two levels, comprises a comfortable sitting room with a bay window and an open fireplace. A wide arch opens to a good size kitchen/dining room with a lovely fitted Shaker-style kitchen having built-in appliances. From the dining area there are doors leading to outside and to the ground-floor bathroom. A staircase rises from the entrance hall to the first floor where there a three bedrooms. The house has a gas-fired heating system to radiators and features double-glazed sash-style windows. Enjoying a sunny southerly aspect is a mature garden to the rear where there is a useful Summer house.

Double glazed **Front Door** to

Entrance Hall
With radiator. Door to

Sitting Room
Bay front aspect with double glazed sash-style window. Chimney breast with brick fireplace and open fire with a quarry tiled hearth and wooden mantle, radiator, three wall uplighters, decorative plaster ceiling rose, satellite twin cable, archway through to

Kitchen/Dining Room
Rear aspect with double glazed sash-style window and double glazed door to the side. L-shaped with a fitted Shaker style kitchen in a cream finish and having complementing worktop surfaces incorporating a circular stainless steel sink with drainer, brushed metal monobloc tap, Lamona electric hob, double oven and concealed filter, slimline dishwasher, matching corner worktop surface with a base and eye-level unit, upright designer radiator, vinyl flooring, space for fridge freezer. Deep under the stairs cupboard with light.

Bathroom
Frosted double glazed aspect and double glazed skylight. Fitted with a white suite comprising a panel bath with brass mixer taps, hand shower and overhead drencher unit, vanity shelf with freestanding basin with brass mixer tap, low-level WC, twin cupboards, radiator, ceramic tile flooring, extractor fan.

From the entrance hall a staircase rises to the **First Floor Landing.** Access to boarded loft space with drop-down ladder.

Bedroom 1
Front aspect with double glazed sash-style window, radiator, tiled fireplace.

Bedroom 2
Rear aspect with double glazed sash-style window, radiator, cast iron fireplace. Cupboard housing Alpha CD13R gas fired boiler, hanging rail and shelf. Airing cupboard with hot water tank, hanging rail and shelf.

Bedroom 3
Rear aspect with double glazed sash-style window, radiator.

OUTSIDE

To the rear, there is a courtyard area with side gated access leading to Goring's Mead. The courtyard opens into the rear garden which enjoys a sunny southerly aspect having an area of lawn with side brick path and raised bed leading to a rear paved patio housing a full-width brick built **summer house.**

Council Tax Band - C

EPC Band - D

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Courtney Green Estate Agents

25 Carfax, Horsham, West Sussex, RH12 1EE

01403 252222

sales@courtneygreen.co.uk