



## 7 French Horn Court, Church Street

£350,000 Freehold

Off-road parking • Private garden space • Open plan living area • Modern kitchen with integrated appliances •  
Wooden countertops • Exposed wooden beams • Abundant natural light • Juliet balcony • Modern bathroom  
with bath and shower • Wooden flooring



## Accommodation Comprises:

### Living / Dining Area

17' 0" x 10' 0" (5.19m x 3.06m)

Window to front aspect, wooden flooring, gas central heating.

### Kitchen

15' 0" x 6' 0" (4.58m x 1.84m)

Range of modern refitted wall and base units.

### Bedroom 1

10' 0" x 6' 0" (3.05m x 1.83m)

Windows to front aspect.

### Bedroom 2

11' 0" x 10' 0" (3.36m x 3.05m)

Juliette style balcony.

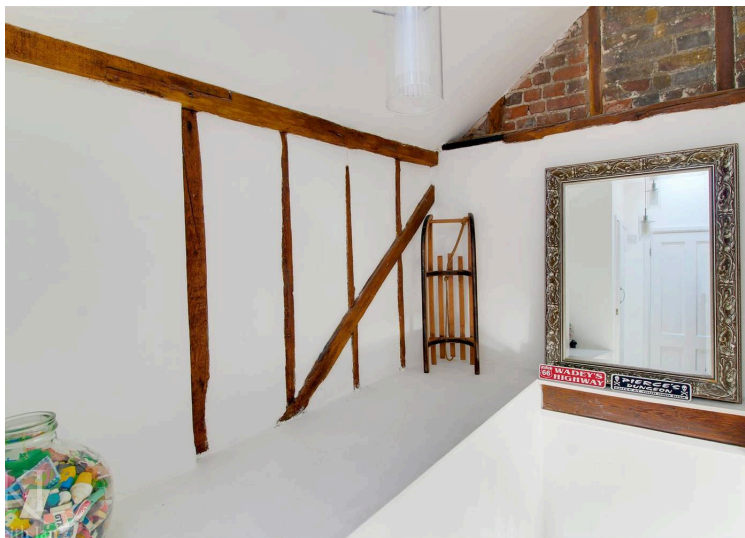
### Bathroom

Refitted bathroom suite. Skylight.

### Agents Notes

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the







This beautifully presented two-bedroom conversion seamlessly blends modern living with charming character features. The property offers an open plan layout comprising a welcoming living and dining area, enhanced by contemporary wooden flooring and striking exposed wooden beams throughout. Abundant natural light floods the living spaces, with highlights such as a Juliet balcony and Velux skylight, creating bright and inviting rooms ideal for both relaxation and entertaining. The modern kitchen is equipped with sleek white cabinetry, integrated appliances, wooden countertops, and under-cabinet lighting, offering a practical and stylish environment for cooking and casual dining. Cleverly designed storage solutions, including space under the staircase, maximise functionality and keep the home organised and clutter-free.

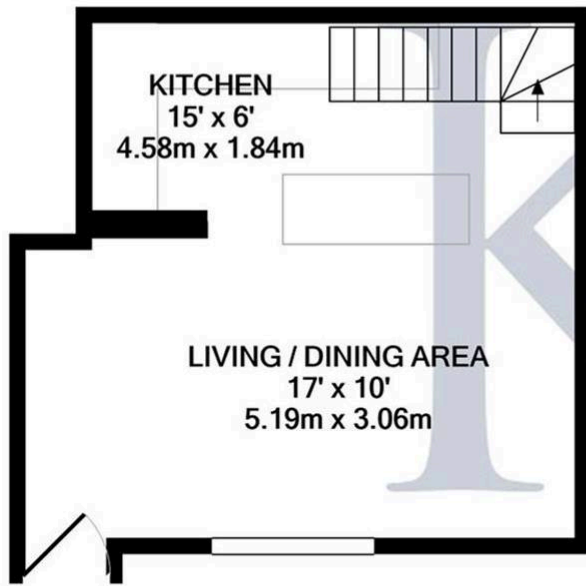
Additional features contribute to the property's appeal and convenience. The bathroom showcases a sleek, modern design with a combination bath and shower, complemented by white cabinetry and neutral tiling for a fresh, tranquil feel. Outdoor living is equally inviting, with a charming courtyard garden adorned with mature plants, greenery, and a dedicated seating area – perfect for morning coffee or evening relaxation. The gravelled off-road parking area provides a practical solution for homeowners and guests, enhancing day-to-day convenience. Character elements such as exposed brickwork, rustic wooden beams, and decorative mirrors add a unique and homely atmosphere, while the open plan design ensures flexible living spaces to suit a range of lifestyles. This property offers a harmonious blend of contemporary comfort and timeless charm, making it an excellent choice for families or professionals seeking a stylish, functional home with both indoor and outdoor appeal.

Council Tax band: D

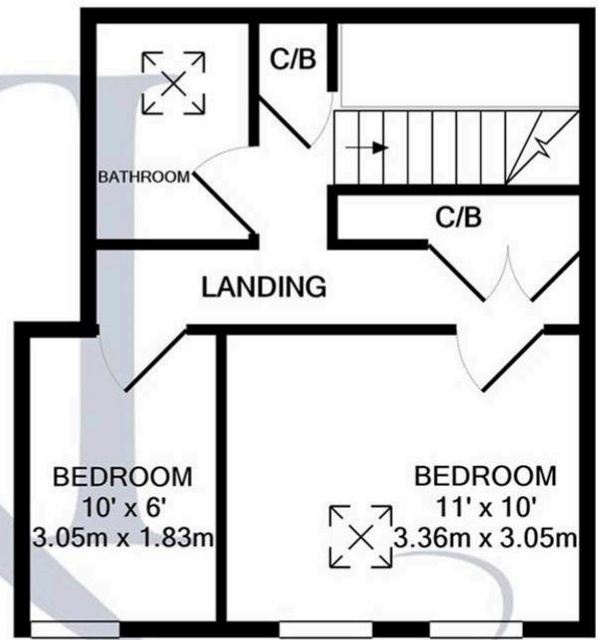
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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