









Regency House

The Street, Slinfold, West Sussex, RH12 1TD

Guide Price £595,000 Freehold

COURTNEY GREEN
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Situated in the heart of the picturesque village of Slinfold opposite the breathtaking St Peter's church, is this characterful detached double-fronted Victorian house. Formerly a draper's shop, the property has undergone various renovations and improvements and features spacious accommodation over two floors. There are two large reception rooms with insulated and heated floors, a downstairs cloaks/shower room, and a modern fitted kitchen opening into the conservatory which has an insulated roof for comfort. Upstairs, there are three bedrooms and a modern bathroom. To the rear is a small courtyard garden which is south facing and provides a lovely place to sit out and enjoy any pleasant weather. The property is offered for sale with the benefit of no forward chain and viewings are considered essential to fully appreciate the property's charms.

SITUATION: Slinfold is a much sought-after picturesque village almost midway between Billingshurst and Horsham (both have direct railway services to Victoria/ London Bridge). The ancient St Peter's church and the highly regarded C E Primary School occupy central locations. For older children there is The Weald comprehensive school in Billingshurst and Tanbridge House secondary school in Horsham. Pennthorpe and Farlington mixed private schools are a short car journey away. 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 and sports centres at Christ's Hospital, Broadbridge Heath, Billingshurst and Horsham.

The accommodation with approximate room measurements comprises:

Steps up to glazed double doors to **Small Vestibule** Further door to

Sitting Room With the two feature bow windows to the front aspect. This room was the original shop and has a painted Adam style fire surround with marble inset and hearth and fitted Jetmaster fire, three picture light points, a covered storage, telephone point. Door to

Store Cupboard With quarry tiled floor, shelving, electricity fuse and meter board, light and power point, space and plumbing for a washing machine.

From the **Sitting Room,** a door leads to

Living/Dining Room A double aspect room with double glazed windows to each side, one of which is bow fronted and has a display shelf below and the other fitted with a sliding mirror for concealment. Covered storage heater, a feature marble fireplace with matching hearth and painted surround and fitted Jetmaster fire, side display plinth and some bookshelving, t.v. aerial point, telephone point, further electric heater, spot lighting, wall light point and coving. Door to

Cloaks/Shower Room A slightly irregular sized room with a modern white suite comprising a shower cubicle with a thermostatic shower, wall mounted wash hand basin, close-coupled w.c., shaver point, obscured double glazed side window with quarry tiled sill, towel heater, and spot lights.

From Living Room glazed door and step to

Kitchen and Sun Room- In two areas: The **Kitchen** With a modern range of eye and base level store cupboards in a cream finish, complementing worktop surfaces incorporating a stainless sink unit with chromium monobloc tap, built-in hob with splashback and concealed filter above, Bosch eye-level oven, space for a dishwasher, slate floor, covered storage heater, large arched opening with breakfast bar and divide to **Sun Room** This useful addition wraps around the full rear and side of the property and provides an additional entrance to the property from the side passage. Double glazed windows and doors and an insulated, covered polycarbonate roof with fitted blinds, ceramic floor tiling, wall mounted electric heater, three wall light points.

From the Living/dining room an attractive staircase rises and turns passed a double glazed side window to the

First Floor Landing Covered storage heater and doors to each room.

Bedroom 1 With a full depth of fitted storage having hanging space and shelving, side aspect double glazed window, access to loft space, coved ceiling.

Bedroom 2 A double aspect room with a double glazed front window enjoying a lovely outlook over St Peter's church and churchyard, and with a rear aspect double glazed window, coved ceiling and spot light.

Bedroom 3 Enjoying a similar outlook as Bedroom 2 to the front and with two double hanging cupboards.

Bathroom With a modern white suite of a panelled bath with chrome mixer tap and shower attachment, close-coupled w.c., pedestal wash hand basin, chrome towel warmer, spot lighting and obscured double glazed window to the side with stone sill.

OUTSIDE

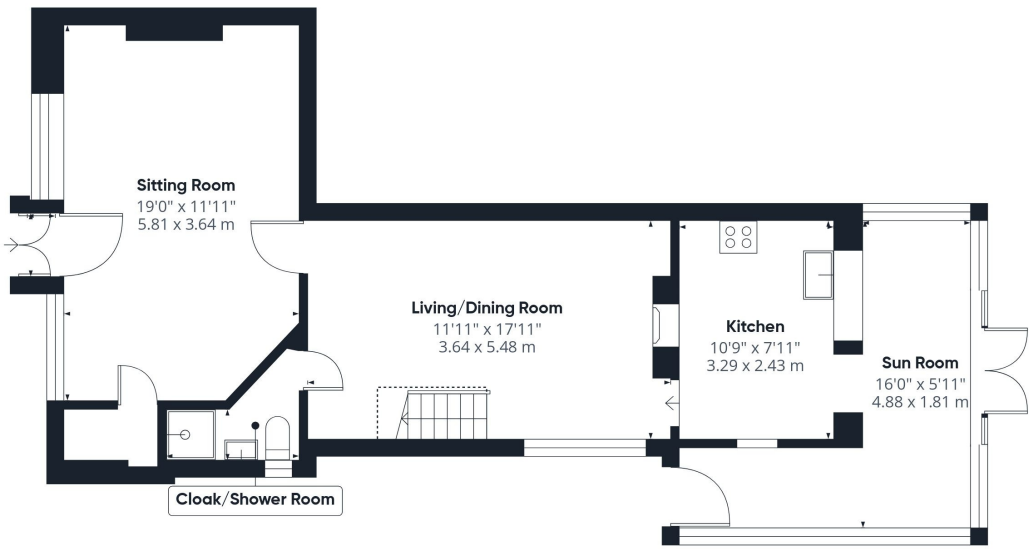
A small frontage with an old retaining wall and steps with iron railings leading up to the front door and with planted areas either side. The side access way to the right hand side leads to the Sun Room.

Small Courtyard Garden Of manageable proportions and mainly gravelled for ease of maintenance, provides an ideal place to sit out and enjoy the sun as the aspect is due south. Old wall to the rear with climbing roses and other creepers, small corner rockery, plenty of mature planting, outside tap and small timber shed.

Council Tax Band - E

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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Approximate total area(1)

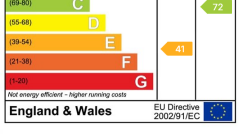
1128 ft²

105 m²

Reduced headroom

14 ft²

1.3 m²



(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.

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