



9 Newlands Road
Horsham, West Sussex RH12 2BY
Guide Price £725,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to of been favoured to offer for sale this excellent three bedroom detached house believed to of been built in the early 1930's and situated in one of Horsham's most desirable locations within the town. The house has been well maintained over the years and offers much potential for enlargement subject to the relevant permissions and approvals. The house occupies a good sized plot with a sunny south and west aspect to the back, and the rear garden extends to some 80 ft or so. The well proportioned accommodation comprises good sized reception rooms with dining room to the front and sitting room to the back overlooking the garden, a kitchen with a pantry, utility lobby and cloakroom. Upstairs there are three good sized bedrooms and a modern fitted bathroom. The property has a modern gas-fired heating system to radiators and double glazed replacement windows. This is a rare opportunity to purchase a property of this style and viewings are strongly recommended with the vendors sole agents Courtney Green.

Double glazed leaded **Front Door** to:

Entrance Hall

Radiator, understairs cupboard, picture rail

Sitting Room

Double glazed rear aspect and French doors to the rear garden. Two radiators, beamed ceiling, briquette fireplace with parkway burner, quarry tiled hearth and brick surround.

Dining Room

Double glazed bay front aspect, radiator, beamed ceiling.

Kitchen

Double glazed side aspect and window to utility lobby. Fitted with a range of base and wall mounted cupboards and drawers with complimenting work top surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, space for appliances, half tiled walls, beams to ceiling, door to pantry.

Utility Lobby

Double glazed rear aspect and frosted double glazed door to the side. Worktop with inset stainless steel sink, space and plumbing for washing machine, wall mounted Worcester gas fired boiler, radiator, half tiled walls.

Cloakroom

Frosted double glazed rear aspect. Low level WC, half tiled walls.

From the **Entrance Hall** turning staircase rises to the:

First Floor Landing

Double glazed side aspect. Radiator, loft hatch, airing cupboard with shelves and radiator, door to deep eaves cupboard.

Bedroom 1

Double glazed rear aspect. Radiator, full width range of built in wardrobe cupboards with overhead storage.

Bedroom 2

Double glazed front aspect. Radiator.

Bedroom 3

Double glazed side aspect. Radiator, beamed ceiling.

Bathroom

Frosted double glazed side aspect. Fitted with a modern white suite comprising panelled bath with chromium tap, wall mounted 'Mira spirit' electric shower unit with wall bracket and hand shower, glass shower screen, vanity wash hand basin with chromium mixer tap, cupboards and drawers under, low level WC, tiled walls, chromium towel warmer, extractor fan, downlighting.

OUTSIDE

To the front there is a tarmac driveway providing off road parking beside which is an area of rockery. An **Attached Garage** has wooden swing doors with power and light, opening to a rear **Workshop**, again with power and light and rear aspect, door to the garden. Side access leads to the rear garden which extends to approximately 80ft in depth and has a sunny south and westerly aspect. Adjoined to the property is a quarry tiled patio with brick edging leading to further paved full-width patio with crazy paved path to the side of the garden. There is a large area of lawn with mature flower and shrub beds and borders, greenhouse to the rear and tall conifer screening.

Council Tax Band E

Ref: 26/5983/10/04

Referral Fees: Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

