

4 Old Denne Gardens Denne Road, Horsham, RH12 1JA

Guide Price £570,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Freehold

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

One of just four homes within an exclusive Berkeley Homes development, discreetly tucked away off Denne Road around a secluded courtyard. This prestigious setting combines a sense of privacy with exceptional convenience, just a few moments' walk from Horsham town centre, St Mary's Church and the picturesque countryside of Chesworth Farm. The accommodation comprises a welcoming entrance hall, cloakroom, dual aspect sitting room opening to a conservatory, fitted kitchen, generous dining room and an additional sunroom. On the first floor, an impressive principal bedroom with en-suite shower room is complemented by two further bedrooms and a family bathroom. Outside, the property benefits from an established rear garden, a garage and an additional carport parking space. No onward chain.

Entrance Hall The front door opens to a welcoming entrance hall with a radiator, stairs rising to the first floor and doors to the dining room, kitchen, sitting room and cloakroom.

Cloakroom Comprising a low-level WC and wall-mounted vanity wash hand basin with mixer tap. Wall tiling, radiator, high-level fuse board, shelving and obscured front aspect window.

Sitting Room A dual aspect sitting room with a front aspect window and sliding doors opening to the conservatory. An electric fireplace provides a central focal point, complemented by wall lighting and two radiators.

Conservatory Of part-brick and part-uPVC construction, the conservatory provides a versatile additional reception space with a wall-mounted electric heater, power points and French doors opening to the rear garden.

Kitchen Fitted with a range of eye and base level cabinets and drawers with complementary worktops over. Integrated electric oven with four-burner gas hob and concealed extractor hood above, and a stainless steel one-and-a-half bowl sink and drainer with mixer tap. Space and plumbing for a washing machine, and space for a fridge and freezer. Front and side aspect windows, radiator and wall-mounted Worcester Bosch gas-fired boiler.

Council Tax Band - F
EPC - TBC

Dining Room A generously proportioned dining room with a rear aspect window, radiator, large understairs storage cupboard and double doors opening to the sunroom.

Sunroom Of part-brick and part-uPVC construction, with triple aspect windows, a radiator, power points and a door opening to the rear garden.

From the entrance hall, stairs rise to the **First Floor Landing**, where there is a rear aspect window, radiator, loft hatch and an airing cupboard housing the hot water tank with shelving above. Doors lead to all rooms.

Principal Bedroom A spacious and bright dual aspect bedroom with a radiator and door to the en-suite shower room.

En-Suite Shower Room Comprising a walk-in shower with wall-mounted shower attachment, wash hand basin with mixer tap and low-level WC. Half-height wall tiling, radiator, vanity light, extractor fan and obscured front aspect window.

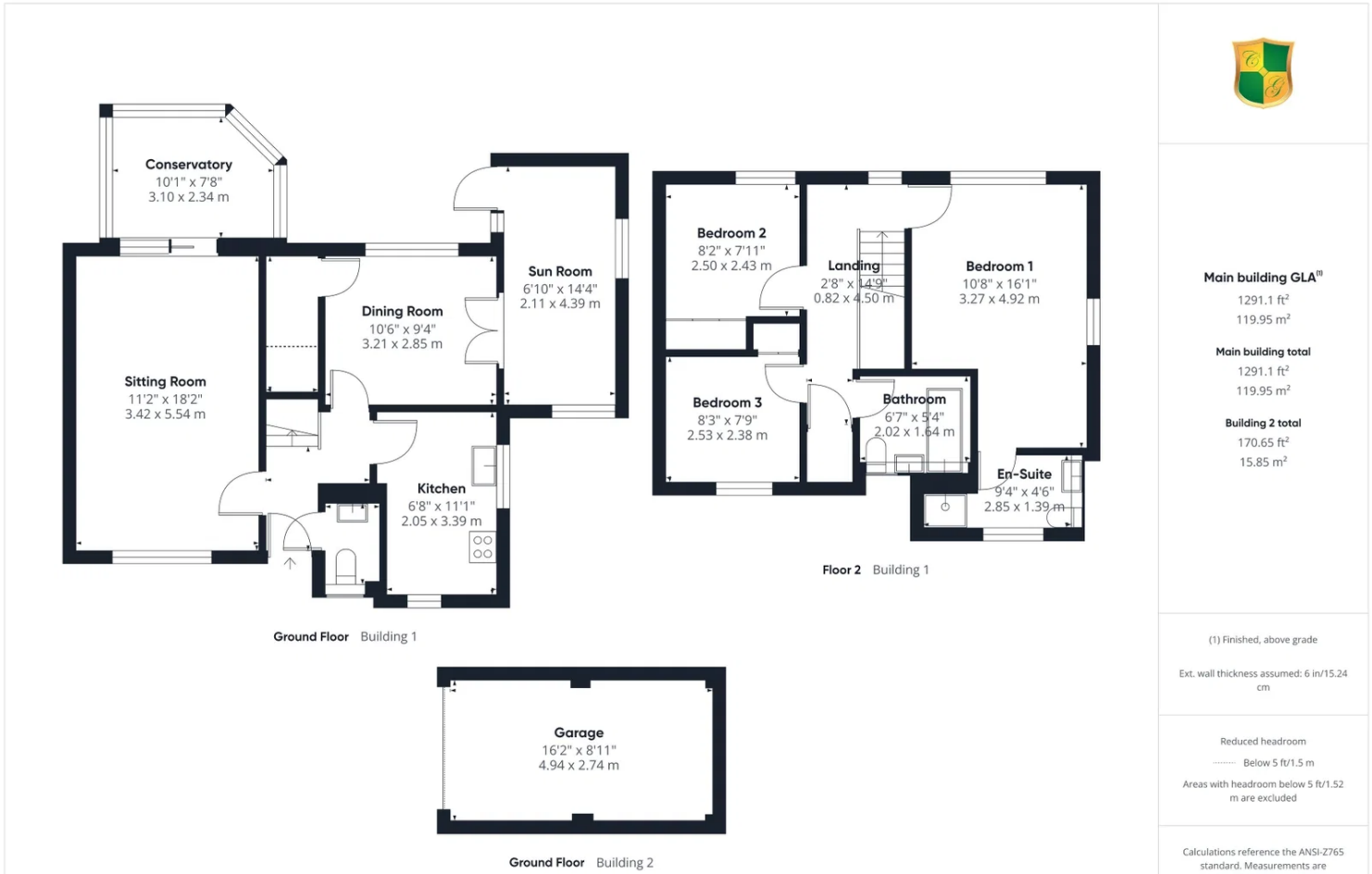
Bedroom 2 A double bedroom with a fitted wardrobe with mirrored sliding doors, rear aspect window and radiator.

Bedroom 3 With a front aspect window, radiator, wall-mounted cabinetry and fitted linen cupboard.

Bathroom Comprising a panel-enclosed bath with mixer tap and handheld shower attachment, low-level WC and wash hand basin with mixer tap. Wall tiling, radiator, extractor fan, vanity light with shaver point and obscured window.

Outside
This exclusive development of just four homes is approached via a secluded central courtyard, with a garage benefiting from power and lighting and an additional carport parking space. The established rear garden features paved patios with red-brick edging, shingle areas and planted borders containing specimen trees and mature shrubs. There is also a timber shed and side access to the front.

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