



47 Blunts Way
Horsham, West Sussex, RH12 2BJ
Guide Price £500,000 Freehold



COURTNEY
GREEN

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Situated in this sought after prime residential location, is this semi-detached family residence offered for sale with the benefit of no ongoing chain. The well presented accommodation comprises, on the first floor, a spacious landing off which are two double bedrooms and a single bedroom, a bathroom and a separate WC. On the ground floor, an entrance hall opens to dual aspect lounge/dining room, off which is a modern fitted kitchen. The property has a good sized frontage with a driveway providing off road parking for 4/5 cars leading to a single detached garage. The rear garden enjoys a sunny Southerly aspect and overlooks the adjoining allotments.

The accommodation comprises:

Frosted double glazed front aspect and sidelight to

Entrance Hall

With frosted double glazed side aspect, radiator, BT master socket, under stairs cupboard, doors to the Kitchen and Living Room.

Living Room

Double glazed double aspect to the front and rear with door to the rear garden. Ornate stone fireplace with matching hearth, gas coal effect real flame fire, two radiators. Door to

Kitchen

Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in cream Shaker style finish and having complementing worktop surfaces with a single drainer stainless steel sink having chromium monobloc tap, Bosch electric hob with stainless steel filter over and electric oven under, space and plumbing for washing machine and a slimline dishwasher, under stairs cupboard, radiator, frosted double glazed door to the side.

From the entrance hall the staircase rises to the

First Floor Landing

With frosted double glazed side aspect. Loft hatch with access to loft space housing gas fired boiler. Airing cupboard.

Bedroom 1

Double glazed front aspect, radiator, range of wardrobe cupboards incorporating a tall boy.

Bedroom 2

Double glazed rear aspect, radiator.

Bedroom 3

Double glazed front aspect, radiator, over stairs cupboard.

Bathroom

Frosted double glazed rear aspect. Fitted with a white suite comprising panel bath, wall mounted Bristan electric shower unit with wall bracket and hand shower, wall mounted wash hand basin, chromium towel warmer, localised tiling, downlighting.

Separate WC

Frosted double glazed rear aspect. Low level WC.

OUTSIDE

To the front of the property there is an area of lawn with shrub borders, a driveway to the side providing off road parking for 4-5 cars leading to a

Detached Single Garage

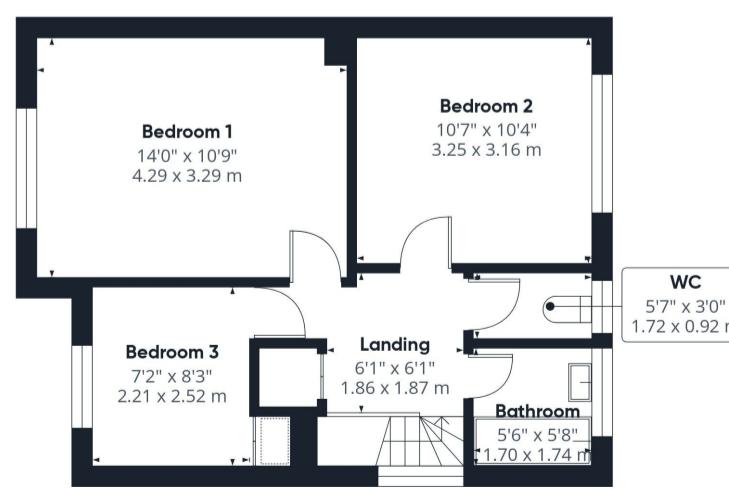
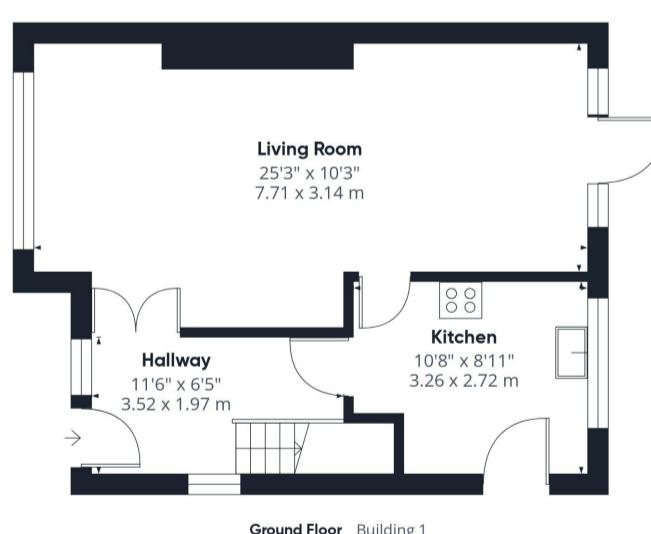
With metal up and over door, side personal door, rear aspect.

Gated access leads to the rear garden which enjoys a sunny Southerly aspect comprising an area of patio, lawn and shrub border. The rear gardens adjoin adjacent allotments.

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.

Ref: 26/5939/02/02



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	81
(92-91)	B	82	82
(90-89)	C	83	83
(88-87)	D	84	84
(86-85)	E	85	85
(84-83)	F	86	86
(82-81)	G	87	87
Not energy efficient - higher running costs			
England & Wales		57	57
EU Directive 2002/91/EC			

(1) Excluding balconies and terraces

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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