



26 Lemmington Way
Horsham, West Sussex, RH12 5JG
Offers Over £800,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in a prominent and elevated position on the North side of Horsham, is this very well presented and spacious detached family house. Built in the 1990's as a former show house, the property has been enlarged and modernised by the current owners and provides excellent living space for a growing family. The accommodation is on two floors and comprises a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom on the first floor. A spacious entrance hall on the ground floor gives access to a dual aspect living room with feature fire surround and double doors open up to a fantastic kitchen/dining room with a comprehensive range of built in cupboards and drawers and appliances and having a separate utility area. A former attached double width garage has been partly converted to create further flexible living space in the form of an office/family room. The property is situated in a corner position and as such has a good sized rear garden which enjoys a sunny aspect, and to the front, a wide block paved driveway provides off road parking for up to four cars. The property's position affords easy access to the A264 with direct routes to the M23 giving access to London, Gatwick Airport and the coast and is situated just over half a mile from Littlehaven station and within walking distance of, All Saints Primary School and Bohunt Co-Educational School. The vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the size and finer qualities of this delightful family residence.

Leaded stained glass **Front Door** to **Entrance Hall** With attractive limed wood effect LVT flooring which runs through the majority of the downstairs. Radiator, under stairs cupboard.

Cloakroom Low level WC, vanity wash hand basin with sink having chromium mixer tap, half tiled walls, extractor fan, vinyl flooring.

Office/Family Room Double glazed front aspect. Radiator, loft hatch, door to garage.

Sitting Room Double glazed, double aspect to the front and rear with French doors to the rear garden, twin double glazed side aspect. Ornate fireplace with marble hearth and inlay, two uplighters, wall mounted air conditioning unit, two radiators.

Kitchen/Dining/Family Room Twin double glazed rear aspect and double glazed front doors to the rear garden. Dining Area with upright designer radiator, breakfast seating area, double doors to the sitting room. Opening to the Kitchen with a modern range of base and wall mounted cupboards and drawers in high gloss grey finish having complementing granite worktop surfaces and matching upstands and featuring a bluebell glass splashback, 1 1/2 bowl single drainer stainless steel sink unit with chromium monobloc tap, soft closing doors and drawer features, integrated dishwasher, pull out refuse drawer and larder cupboard, integrated NEFF fridge/freezer. The kitchen opens to the

Utility Area Fitted with a similar range of wall mounted cupboards and drawers, Neff touch control electric hob with concealed filter hood over, stainless steel inset sink with chromium monobloc tap, feature bluebell glass splashback, concealed Worcester gas fired boiler, high level Neff microwave, designer radiator, space and plumbing for washing machine and tumble dryer, downlighting.

From the entrance hall a turning staircase rises to the **First Floor Landing** Double glazed front aspect. Radiator, loft hatch, airing cupboard with hot water tank.

Bedroom 1 Double glazed rear aspect. Radiator, built in mirrored wardrobe cupboards, wall mounted air conditioning unit, door to

En-Suite Shower Room Frosted double glazed rear aspect. Vanity unit with shelf, inset wash hand basin with chromium mixer tap, cupboards under, back to wall WC, fully tiled walls, vinyl flooring, shower recess with chromium thermostatic shower control, wall bracket and hand shower control, wall bracket and hand shower, radiator.

Bedroom 2 Twin double glazed rear aspect, radiator, wall mounted air conditioning unit, double wardrobe cupboard.

Bedroom 3 Double glazed front aspect, radiator, mirrored double width wardrobe cupboard., wall mounted air conditioning unit.

Bedroom 4 Double glazed front aspect, radiator, mirrored double width wardrobe cupboard.

Family Bathroom Frosted double glazed rear aspect. Fitted with a white suite comprising panel bath with chromium mixer tap, Aqualisa thermostatic shower control, wall bracket and hand shower, glass shower screen, vanity wash hand basin with chromium mixer tap, drawers under, back to wall WC, vanity shelf, towel warmer, extractor fan, fully tiled walls, wood effect laminate flooring.

OUTSIDE

The property is approached along a wide block paved driveway which leads to the front of the property and provides hard standing for up to four vehicles. The front garden consists of an area of lawn with flower and shrub beds and borders, block paved pathway leads to the front door. **Single Integral Garage** With electric roller door, power and light. Gated side access to a paved area with wall mounted EV car charger, bin store area and side gate to Lemmington Way. Two timber stores. Opening to the rear garden which enjoys an open, East and South aspect comprising full width paved patio with outside tap and light, and a Hot-Tub. There is a large area of lawn with brick wall and fence surround, shrub borders, feature pergola and seating area, further side area with timber store.

Council Tax Band - F

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.

