



11 Ghyll Crescent

Horsham, West Sussex, RH13 6BG

Guide Price £725,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to offer for sale this delightful 4-bedroom family home set in a quiet and desirable residential close within the Heron Way, Millais and Forest Schools catchments, just over a mile from Horsham station and the town centre. The property enjoys a sunny westerly facing aspect to the rear and the accommodation, which is arranged over three levels, briefly comprises a large entrance hall, a cloakroom and separate coat room (which has direct access to the garage), a study/bedroom 4 with a fantastic vaulted ceiling and a bay window. From the hall, stairs descend to the lower level dining room, a well appointed kitchen/breakfast room and a comfortable sitting room. On the first floor, there is the principal bedroom with a modern en-suite shower room, two further bedrooms and the family bathroom. Outside, to the front of the property is a widened driveway providing off road parking leading to the large integral garage. A side access leads to the enclosed landscaped rear garden.

Front Door with frosted double glazed skylight to

Entrance Hall Two radiators, remote controlled Velux skylight and blind.

Cloakroom Double glazed opaque hexagonal window to the front, Low level WC, vanity wash hand basin with chromium taps, cupboard under, chromium towel warmer, ceramic tiled flooring, half tiled walls.

Walk-in Coats Cupboard With shelf and hanging rail, overhead storage, personal door to Garage.

Study/Bedroom 4 Double glazed front aspect. Semi-vaulted ceiling with beam, two radiators.

From the Entrance Hall stairs to the **Lower Ground Floor**

Dining Room Double glazed rear aspect with French doors to the rear garden. Light oak flooring, understairs recess, radiator.

Sitting Room Deep bay recess with double glazed aspect to the rear. Feature marble fireplace with inlay and hearth, log effect fire. Three radiators.

Kitchen / Breakfast Room Double glazed double aspect to the side and rear. Fitted with a range of base and wall mounted cupboards and drawers in light oak and having granite work top surfaces and seating area. Inset one and a half bowl sink unit with routed drainer, brush metal monobloc tap, Neff touch control induction hob with filter over, Eye level double oven, integrated Bosch dishwasher, two corner concertina carousels, pan drawer, broom cupboard, pull out larder storage cupboard, Russell Hobbs fridge and freezer, ceramic tiled flooring, pelmet lights and downlighting.

Digitally Altered

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

First Floor Landing Radiator, airing cupboard with hot water cylinder and shelves.

Principal Bedroom Double glazed rear aspect. Built in wardrobe cupboards with hanging rail, shelves, lights and drawers, wall light, radiator.

En-Suite Shower Room Remote control Velux skylight. Modern white suite comprising a low level WC, wall mounted wash hand basin with chromium mixer tap, drawers under, mirrored cabinet. Oversized shower cubicle with Aqualisa digital shower control, wall bracket and hand shower, acrylic panelled walls, sliding door, extractor fan, chromium heated dual fuel towel rail, limed wood effect flooring, downlighting.

Bedroom 2 Double glazed rear aspect. Radiator, loft hatch, triple width wardrobe cupboards with sliding doors (one mirrored) having hanging rails, shelves and drawers).

Bedroom 3 Double glazed rear aspect. Radiator.

Bathroom Frosted double glazed side aspect. Fitted with a white suite comprising of limed light oak panelled bath with chromium mixer tap and shower attachment, Aqualisa chromium thermostatic control with wall bracket and hand shower, extractor fan, vanity unit with shelf, inset wash hand basin with cupboard under, back to wall WC, glass shelved recess, heated towel rail, medicine cabinet and upright cabinet, circular mirror, vanity lighting, adjustable ceiling drying rack, tiled walls and flooring, downlighting.

OUTSIDE

To the front there is a wide block paved driveway providing off road parking leading to Integral Double Width Garage with wooden sliding doors. The garage has a semi-vaulted ceiling and wall mounted gas fired boiler, work top surfaces with space and plumbing for washing machine and tumble dryer, tap, power and light.

The front garden comprises an area of lawn with lovely mature Acer and other shrubs. Gated side access leads to the Rear Garden which enjoys a sunny westerly aspect, comprises of a full width paved patio with steps to an area of lawn with established flower and shrub borders, a circular raised patio, gated rear access. Further side area with timber store.

Council Tax Band - G

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

Approximate total area^m

1567 ft²
145.7 m²

Reduced headroom

4 ft²
0.4 m²

Energy Efficiency Rating		
(10-91)	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D	68	74
E		
F		
G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

(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.

GIRAFFE360

