



68 Hill Mead
 Horsham RH12 2PX
 Guide Price £425,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

68 Hill Mead, Horsham, West Sussex RH12 2PX

Courtney Green are pleased to bring to the market this exciting refurbishment opportunity, located in a highly sought after and convenient road in West Horsham. This two bedroom semi-detached bungalow occupies a generous plot in a prominent position at the top of Hill Mead, just a short walk from a local convenience store and sub post office, and within a mile from Horsham town. The accommodation comprises an entrance hall, a sitting room with attractive bay window, an open kitchen/dining room, a lean-to, two double bedrooms, a bathroom, and a partly converted loft room. The loft space offers huge potential to enlarge the home further (S.T.P.P), as many neighboring properties have done. The property is set back from the road, leaving a large front garden and ample off road parking on the driveway. A detached garage is to the side of the bungalow and a side access gate leads to the wonderfully secluded rear garden. **NO CHAIN.**

The accommodation comprises:

Entrance Hall

A spacious entrance hall with three large cupboards housing electricity fuse board and meter, radiator, doors to all rooms, and stairs rising to the loft room.

Sitting Room

A bright dual aspect sitting room with front aspect bay window, bay radiator, built-in cabinetry, and side aspect window.

Kitchen/Dining Room

The kitchen comprises a range of eye and base level cabinets and drawers, sink and drainer with mixer tap, rear aspect window overlooking garden, door to lean to, space for dining table.

Lean-to Sunroom

Glazed sunroom with doors opening to garden, and wall mounted gas fired Worcester Bosch boiler.

Bedroom 1

A large double bedroom with rear aspect window overlooking the garden, fitted wardrobes and drawers, radiator.

Bedroom 2

A further double bedroom with fitted wardrobes, radiator, and front aspect window.

Bathroom

The bathroom suite comprises an enclosed panel 'P' shaped bath with shower over, pedestal wash hand basin with mixer tap, low-level WC, heated towel radiator, bathroom cabinet, obscured side aspect window, downlighting, and extractor fan.

From the **Entrance Hall**, a timber staircase rises to the loft room, which has been partly converted with two rear aspect Velux windows, boarding, and lighting. There are also three large eaves cupboards.

Outside

Occupying a generous plot, the rear garden is well established with mature shrub and tree planting to borders, lawn, and paved patio. A door accesses the rear of the garage, which has an up-and-over door to the front. A driveway provides off road parking.

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: 25/5747/13/02rev22/07

