



165 Crawley Road
 Horsham, West Sussex RH12 4ET
 Guide Price £460,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

165 Crawley Road, Horsham, West Sussex, RH12 4ET

Courtney Green are pleased to be offering for sale this older style semi-detached Victorian residence located along the Crawley Road within easy walking distance of local shops, schools and Littlehaven Station. Offering exceptionally spacious living space, the accommodation which is on 3 floors comprises, on the ground floor an entrance hall off which is a good size lounge/dining room, a well fitted kitchen off which is a bathroom and a sun room giving direct access to the rear garden. On the first floor there are three bedrooms and a shower room and a staircase rises to a good sized loft bedroom. The property benefits from having double glazed replacement windows and a gas fired heating system to radiators.

The accommodation comprises:

Front Door to

Entrance Hall

Under stairs cupboard, door to

Lounge/Dining Room

Double-glazed bay front aspect and double-glazed rear aspect overlooking the sun room. Formerly two separate rooms and now offering spacious open living space and featuring an attractive open fire place with wooden surround and tiled inlay.

Kitchen

With double-glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish having complementing worktop surfaces with coloured ceramic tiled splashbacks, terracotta style flooring. Door to

Sun Room

With French Doors to the rear garden.

Bathroom

With double-glazed side and rear aspect. Fitted with a white suite comprising panel bath, pedestal wash hand basin, low level WC, all with localised tiling.

From the Entrance Hall a staircase rises to the **First Floor Level**

Bedroom 1

Twin double glazed front aspect.

Bedroom 2

Double glazed rear aspect.

Study/Bedroom 4

Double glazed rear aspect.

Shower Room

With low level WC, pedestal wash hand basin and shower cubicle.

From the **Landing** a staircase rises to

Loft Room/Bedroom 3

An interesting room with sloping ceilings and double-glazed skylight to the rear.

OUTSIDE

To the front of the property there is a small garden with brick wall border, side access leads to the rear garden which is a good length having a gravelled seating area leading to a lawn with side path, flower and shrub border, rear timber garden shed.

Council Tax Band - D

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

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