



3 Brighton Road
Horsham, West Sussex, RH13 5BD
Guide Price £495,000 Freehold



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A charming Grade II listed cottage, conveniently located within a short walk of Horsham town centre and the mainline railway station. Dating from the early to mid-19th century, the property forms part of an attractive terrace distinguished by its gently curved painted-brick facade, traditional sash windows and tiled roof. The cottage is rich in period character while offering a practical balance of historic charm and modern living. Versatile accommodation comprises an entrance hall reception room, a cosy sitting room, a dining room, a shaker-style kitchen with utility area, a versatile additional reception room, a ground-floor principal bedroom with en-suite shower room, two further first floor double bedrooms and a spacious family bathroom. Presented in good order while offering scope for further improvement, the property is offered to the market with no onward chain.

Reception Room / Entrance Hall The front door opens into a welcoming reception room, which also serves as the entrance hall. Features include a fitted coir entrance mat, hardwood flooring, a large front-facing sash window, a radiator and a feature fireplace. Stairs rise to the first-floor landing, while a low-level cabinet houses the electricity meter and fuse board. An opening leads into the sitting room, with an understairs storage cupboard and a door providing access to the dining room.

Sitting Room Featuring a matching front-facing sash window, radiator, feature fireplace, and a range of power and media points.

Dining Room The dining room is partially open-plan to the kitchen and offers ample space for a generously sized dining table. There is a feature fireplace, radiator, rear-facing window overlooking the garden and a continuation of the hardwood flooring.

Kitchen An attractive Shaker-style kitchen comprising a range of eye-level and base-level cabinets and drawers. A vaulted ceiling with Velux window and a large rear-facing window allow for plenty of natural light, with openings leading to the utility area and an internal hallway providing access to the rear bedroom. Integrated appliances include an electric double oven, a four-ring induction hob with a concealed extractor hood above, and a slimline dishwasher. Further features include a stainless-steel sink and drainer with mixer tap, display shelving, a serving hatch, radiator and a wall-mounted Vaillant gas boiler. The adjoining utility area has matching cabinetry, space for a fridge, and space and plumbing for a washing machine.

Additional Reception Room

A versatile room featuring an attractive vaulted ceiling and bespoke timber picture windows with transoms and decorative chamfered top lights. There is spotlighting, a radiator and a door opening into the principal bedroom. This adaptable space could be used in several ways and would be particularly well suited as a home office, children’s playroom, snug or gym.

Principal Bedroom A spacious double bedroom with side and rear facing windows overlooking the garden, downlighting and a sliding door opening into the en-suite shower room.

En-Suite Shower Room A luxurious shower room comprising an oversized walk-in shower with a concealed mixer, rainfall showerhead and separate handheld attachment. Further features include a low-level WC with dual flush, a wall mounted wash hand basin with mixer tap, large format floor tiles, partial wall tiling, display shelving, spotlighting and an extractor fan.

From the entrance hall, stairs rise to the **First-Floor Landing**, which has downlighting and doors providing access to all rooms.

Bedroom Two A large double bedroom with a front-facing sliding sash window and radiator.

Bedroom Three A further double bedroom with a front-facing sliding sash window, radiator and a useful storage cupboard positioned above the stairs.

Bathroom A spacious and well-appointed bathroom comprising an oversized walk-in shower with a concealed mixer, rainfall showerhead and separate handheld attachment. The suite also includes a panel-enclosed bath with a central bath mixer and handheld shower attachment, a vanity washbasin with mixer tap and storage beneath, a low-level WC with concealed dual flush, a heated towel radiator, rear-facing window overlooking the garden, downlighting, extractor fan and floor-to-ceiling wall tiling.

Outside

To the front, the property is set behind a low brick wall with a wrought iron pedestrian gate, with mature evergreen planting and an established wisteria which frames the front door. A paved pathway leads to the covered entrance.

The rear garden is a particular feature of the property, enjoying a high degree of privacy and enclosed by traditional brick walls throughout. Immediately outside the kitchen is a charming courtyard garden, with an attractive archway formed by established climbing plants leading into a wonderfully secluded 'secret garden'. Significantly wider than the courtyard, this enchanting second section is beautifully screened with mature trees and shrubs. To the far end of the garden is a timber pergola, together with a useful garden shed.

Council Tax Band - D

Agent's Notes: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not had sight of any formal documentation relating to the above.

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.

