



17 Milton Road

Horsham, West Sussex RH12 2JD

Guide Price £485,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A 3-bedroom end of a terrace Victorian house situated within an established residential close on the west side of the town, recently refurbished to a high specification and extremely well presented. The property has been meticulously renovated and modernised by the current owners with particular attention taken to the quality of detail and style throughout the property. On the first floor there are the good sized bedrooms, the main bedroom having built in wardrobe cupboards, the second, part panelled wall and the third bedroom a full width desk top with drawers either side. On the ground floor a modern obscure double glazed front door opens to the entrance hall off which is a very comfortable and stylishly presented sitting room featuring panelled walls and plantation shutters, a chimney breast with an ornate fire surround, side shelving and a built-in cupboard. There is a superb contemporary-style modern fitted kitchen dining room with a range cooker and built-in appliances. A glazed sliding barn door gives access to a useful, spacious fitted utility room having a ceramic tiled floor which extends through to a modern luxury bathroom with under floor heating. A modern Worcester gas-fired boiler provides heating throughout the house, with modern upright designer radiators on the ground floor. Outside, a delightful sunny west backing rear garden features a large courtyard and patio area, raised sleeper beds and a lawn. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this fantastic house to appreciate its quality features and beautiful presentation.

The accommodation comprises:

Obscure double glazed **Front Door** to

Entrance Hall

Light wood effect flooring which extends through to the kitchen/dining room. Painted wainscot, coved ceiling.

Sitting Room

Double glazed front aspect with plantation shutters. Light oak effect laminate flooring, feature panelled walls, chimney breast with ornate fire surround having a tiled hearth with shelved recesses either side, built in cupboard, upright designer radiator, coved ceiling.

Kitchen / Dining Room

Double glazed rear aspect. Contemporary-style modern kitchen having floor to ceiling fitted cupboards and drawers in a striking dark blue finish and having complimenting work top surfaces incorporating a sink unit with brass monobloc tap, Cookmaster stainless steel range cooker with 5 ring gas hob, double oven and grill. Concealed filter hood over with LED lighting, ceramic tiled splashbacks, integrated fridge freezer and dishwasher, understairs recess, upright cupboard, LED pelmet lighting, upright designer radiator. A feature wooden glazed sliding barn door opens to:

Utility Room

Double glazed side aspect and double glazed door to the garden. Fitted with a range of base and wall mounted cupboards and drawers in white with marble affect work top surfaces incorporating a stainless steel square inset sink with brush metal monobloc tap, space and plumbing for washing machine, concealed Worcester Gas fired boiler, upright cloaks and shoe cupboard, designer dual fuel towel warmer (mains and electric), ceramic tiled flooring. Door to:

Bathroom

Fitted with a modern white suite comprised of tile panelled bath with chromium mixer tap and shower attachment, wall bracket, hand shower and overhead drencher unit, RAK low level WC, vanity wash hand basin with chromium mixer tap, cupboard under, tiled walls and heated flooring, dual fuel towel warmer (mains and electric), extractor fan.

From the **Entrance Hall** staircase rises to the **First Floor Landing** with dark wood balustrade, panelled walls and wainscot, loft hatch with ladder.

Bedroom 1

Double glazed front aspect. Coved ceiling, radiator, two double width wardrobe cupboards with hanging rail and shelves.

Bedroom 2

Double glazed rear aspect. Radiator, Coved ceiling, part panelled wall with lights.

Bedroom 3

Double glazed rear aspect. Radiator, coved ceiling, full width desk top with drawers either side and shelves.

OUTSIDE

A good sized rear garden enjoys a sunny westerly aspect and features a wide courtyard with a patio area which adjoins an area of lawn with a rear porcelain paved patio and timber garden shed, raised sleeper beds. A side gate gives access to Milton Road.

Council Tax Band - C

Ref: 26/5989/21/04

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.

