



8 Normany Gardens
Horsham, West Sussex, RH12 1AS
Guide Price £850,000 Freehold



COURTNEY
GREEN

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Courtney Green are delighted to offer for sale this exceptionally well situated detached bungalow, tucked away within a Private Road, just a short stroll of the town. Normandy Gardens is a sought after and rarely available residential private road at the bottom of Denne Road and The Causeway. The land was formally part of the Vicarage gardens and has lovely old evidence of this history including a high stone wall and mature specimen trees. Built in the mid 1970's, no. 8 comprises a large and welcoming entrance hall where double doors lead to the reception room, which have a bow window to the front and French doors to the garden. There is a modern fitted kitchen which has built in Neff appliances and space for a large table. There are three bedrooms and a modern white bathroom suite. Heating and hot water is provided by a condensing gas fired boiler and all of the windows and exterior doors have been replaced with double glazed fittings. The partly walled garden is attractive and whilst not large, offers plenty of space to enjoy the surprising seclusion. It is hard to under estimate how conveniently located the property is to the amenities that Horsham has to offer and there is **no forward chain** which is also a very attractive benefit. This is a truly unique opportunity and viewings are strongly recommended with the vendors sole agents Courtney Green.

The accommodation is as follows:-

Step to obscured double glazed Front Door with matching side panel to the

Entrance Hall A generous area with radiator, spotlights and coving, telephone point, open to

Inner Hallway With side aspect window, radiator, hatch to loft space, spotlights and coving, thermostat to heating control, shallow cloaks cupboard with louvred doors and with further cupboard above, double airing cupboard also with louvred doors housing the condensing gas fired boiler providing heating and hot water with adjacent programmer and high level water cylinder with slatted shelving below.

From the Entrance Hall, glazed door to

Kitchen/Breakfast Room A generous space with a large area for a table. The kitchen is fitted in a modern range of eye and base level storage cupboards with nest of drawers and with wood block effect worktop, further store cupboards with open shelving, eye level Neff multi function oven grill, Neff ceramic hob with glass splashback which continues above the worktops, integrated Neff fridge/freezer, dishwasher and washing machine, wood effect LVT flooring, countertop spotlights, ceiling spotlights and coving, radiator, front aspect window and glazed side door leading outside.

Sitting Room A double aspect room with bow window with display ledge to the front and with French doors which lead out to the rear garden, fireplace with painted carved wooden surround with wood trimmed tiled hearth, four wall light points, two radiators, tv aerial point, coving.

Cloakroom With low flush WC, pedestal wash hand basin, some wall tiling, obscured rear window, radiator, coving.

Bedroom 1 With a side aspect window, radiator, double built in wardrobe with hanging space and shelving, spotlights and coving.

Bedroom 2 With a rear aspect window looking out at an old stone wall, double wardrobe, radiator, spotlights and coving.

Bedroom 3 With a side aspect window, radiator, spotlights and coving.

Bathroom With a modern white suite of enclosed bath with tiled panel and with fully tiled splashback, mixer tap and hand grips and with independent Aqualisa push button shower with adjustable shower rail and glass shower screen, vanity style wash basin and WC with cupboards and display ledges, further wall tiling, tiled flooring, chrome towel warmer, obscured side window, spotlight and coving. Glass shower screen.

OUTSIDE

Upon entering Normandy Gardens, you will see the attractive central roundel feature with lovely old trees and attractive planting. Iron double gates open to reveal the **Partly Walled Front Garden** with driveway parking and access to the Garage, area of lawn with concrete and partly crazy paved pathway leading up to the front door and around the righthand side of the house, past the kitchen window with a mechanically operated awning. Lawned area with attractive shrub screening. **Garage** With single up and over door to the front, decent sized garage, window to side. **Rear Garden** A very pleasant and private space, the garden is enclosed by walls on the left and rear boundaries and has a well established amount of planting including climbing roses and a lovely Acacia Tree. The garden also has the attractive rear wall acknowledging that this land was formerly part of the vicarage grounds. A pathway at the rear leads round to a secluded area where there were formally productive vegetable beds and this in turn goes back to the right side of the property where there is a old wooden shed and an area to put the various wheelie bins. Outside water tap.

Agent's Notes:

- 1) Residents own one share in Normandy Gardens Residents Association Ltd.
- 2) Private Road Estates Charge £600 for the current year.

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.

