



3 Lyons Road

Slinfold, West Sussex, RH13 0RY
Guide Price £500,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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A recently refurbished, three double bedroom semi-detached family home, occupying an enviable position in the centre of Slinfold Village with a picturesque front aspect, overlooking the cricket pitch. The current owners have undertaken an extensive schedule of works to a very high standard, creating a rare opportunity to acquire a beautifully refurbished established home ready for immediate occupation. Originally built in the post war era, the home offers well proportioned and generous accommodation set within a fantastic plot which would allow for further enlargement of the house, subject to the usual consents. The property is approached via a five bar timber gate which opens to the newly graveled driveway, providing off-road parking for around four cars. The ground floor accommodation comprises an entrance hall, an open plan sitting, dining & family room which spans almost the full width of the house, a newly fitted high specification Howdens kitchen with integrated appliances, a utility and boot room, and a downstairs cloakroom. On the first floor there are three double bedrooms, a newly fitted modern bathroom suite, and a separate w.c. Outside, the size of the rear garden is a particular highlight - stretching to circa 100ft and enjoying a sunny southerly aspect. With the benefit of no onward chain.

Location: The picturesque village of Slinfold lies midway between Billingshurst and Horsham (both have direct railway services to Victoria/London Bridge). The ancient St Peter's Church and the highly regarded C E Primary School occupy central locations. There is The Weald comprehensive school in Billingshurst, and Tanbridge House secondary school in Horsham. Pennthorpe and Farlington private schools are a short car journey away. There is a village store/post office and the well-patronised Red Lyon Public House. Bus services to Horsham and Billingshurst run through the village and sporting facilities include golf at Slinfold Golf & Leisure, football, cricket and tennis clubs which have recently undergone redevelopment.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall with radiator, spotlighting, hardwired smoke alarm, and a large understairs cupboard housing the electricity fuse board. Stairs rise to the first floor landing and a door leads through to the sitting room.

Open Plan Sitting, Dining & Family Room

A wonderfully bright and spacious room with triple rear aspect windows. An arched opening provides subtle separation, and there is an exposed brick open fireplace with quarry tiled hearth and hardwood mantelpiece. There are three radiators and a glazed door opening to the kitchen.

Kitchen

A newly fitted and highly specified Howdens kitchen comprising a range of eye and base level cabinets and drawers with wood grain effect worktops over. Integrated electric oven with four burner electric hob and extractor above, integrated full-size dishwasher, and composite sink and drainer with brushed chrome mixer tap. There are two front aspect windows, a radiator, downlighting, a hardwired smoke alarm, composite tiled flooring and a pantry cupboard. A door leads through to the utility room.

Utility & Boot Room

A useful separate utility space with a matching run of cabinets and worktops, space and plumbing for a washing machine and space for a tumble dryer, wall mounted Worcester Bosch conventional gas boiler, radiator and rear aspect window. An airing cupboard houses the hot water tank with shelving above. There is a door to the downstairs cloakroom and side access door leading to the rear garden.

Cloakroom

Comprising a low level WC with dual flush, vanity wash hand basin with mixer tap and storage beneath, radiator and obscured side aspect window.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a front aspect window, radiator, hardwired smoke alarm and loft hatch accessing the generous loft space, which could be converted subject to the usual consents. There is also a useful cupboard with window and radiator.

Bedroom 1

A large principal bedroom with rear aspect window overlooking the garden, radiator and fitted wardrobe.

Bedroom 2

A double bedroom with rear aspect window, and radiator.

Bedroom 3

A further double bedroom with rear aspect window, fitted wardrobe, and radiator.

Bathroom

A newly fitted modern white bathroom suite comprising an enclosed panel bath with mixer taps and wall mounted electric shower over, pedestal wash hand basin with mixer tap, half height wall tiling, radiator, composite tiled flooring, extractor fan, downlighting and obscured front aspect window.

Separate W.C

Accessed from the landing and comprising a low level WC with dual flush, radiator, obscured front aspect window and composite tiled flooring.

Outside

The front of the property is accessed via a timber five bar gate which opens to a very generously sized driveway, recently re-gravelled, with an attractive raised planted border. This provides off-road parking for up to four vehicles and there is a side access gate leading to the rear garden.

To the rear, the garden extends to approximately 100ft and enjoys a sunny southerly aspect. The garden is mainly laid to lawn with two mature fruit trees and a large paved and hardstanding patio providing an ideal space for outside entertaining. A planted border frames the rear of the house and there is a timber shed on a concrete base along with a further timber built workshop. The garden also benefits from two external power points.

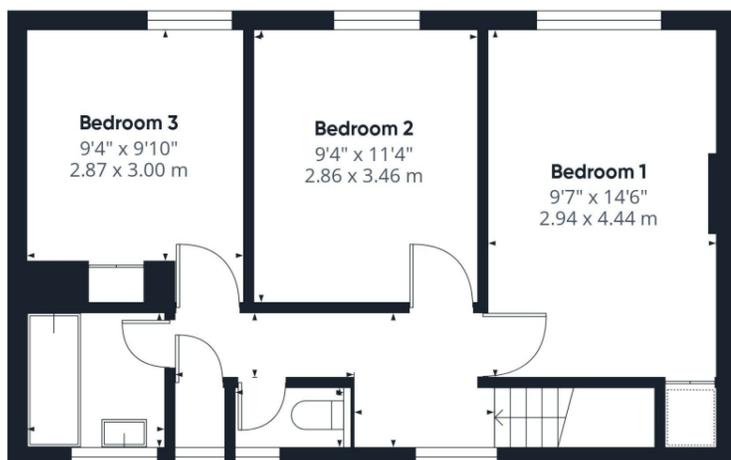
Council Tax Band - E

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.

Agents Note: The property was previously underpinned following historic structural movement. The works were completed in 1996 and no further movement has been noted. Further documentation is available upon request.



Ground Floor



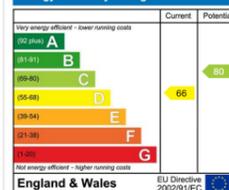
Floor 2



Approximate total area⁽¹⁾

1050 ft²
97.8 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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