



3 Downsview Road
Horsham, West Sussex, RH12 4PF
Offers Over £700,000 Freehold



**COURTNEY
GREEN**

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3 Downsview Road, Horsham, West Sussex, RH12 4PF

A fabulous five bedroom detached family home, beautifully presented throughout and located in a quiet residential close on the north-east fringes of Horsham. Having been greatly enlarged and improved by the current owners, the property now offers versatile and extensive accommodation which is perfectly suited to modern family life. The works have been completed to an exacting standard throughout and this home really has to be seen to be appreciated. Underfloor heating runs throughout the ground floor accommodation, which in brief comprises a welcoming entrance hall, a cleverly designed and very well specified shower room, a cosy family room which could be used as a fifth bedroom, an expansive open plan kitchen and living space which has to be the standout feature, and a useful utility room with a personal door opening to the integral, partial garage. On the first floor, there is a large and bright landing, four double bedrooms, and the family bathroom. Outside to the front, a driveway provides off road parking for two cars, and to the rear is a wonderfully private and recently landscaped garden.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

A covered storm porch entrance area with Front Door opening to the entrance hall.

Entrance Hall A welcoming entrance hall with space for coats and shoes. Doors lead to the ground floor shower room, family room, and the impressive open plan kitchen, dining and living space. There is a large understairs storage cupboard, which also houses the underfloor heating manifolds.

Shower Room Forming part of the front extension this highly specified shower room comprises an oversized corner shower cubicle with shower mixer, handheld shower attachment and rainfall showerhead. There is a double width vanity wash hand basin with mixer tap above and drawers beneath, low level WC with dual flush, front and side aspect obscured windows, downlighting, and extractor fan.

Family Room / Bedroom 5 Again forming part of the front extension, this highly versatile room is currently used as a family snug and office, but could also be used as a fifth bedroom. With a large front aspect window, a high level side aspect window, and a fitted storage cupboard.

Open Plan Kitchen / Dining / Living Space

Forming part of the rear extension is this fabulous open plan living space which is wonderfully bright owing to glazed French doors, a large rear aspect window, and three Velux windows with remote solar powered blinds. The room has three defined areas for cooking, dining and relaxing. The recently fitted high specification kitchen comprises a range of stylish eye and base level cabinets and drawers with complementing worktops and upstands. Integrated appliances include an AEG full height fridge, an AEG full height freezer, Bosch dishwasher, a drinks fridge, and a tower extractor with space below for a Rangemaster cooker which could be included via separate negotiation. A continuation of the worktop forms a useful breakfast bar, while additional features include frosted glass display cabinets, built-in wine rack, open display

shelving, under-cabinet lighting, and power points with USB charging, an enamel one-and-a-half bowl sink with mixer tap, corner carousel storage, pull-out larder, and recessed downlights. A side aspect window in the kitchen provides natural light, with a door leading back into the entrance hall.

Utility Room A useful utility space fitted with a range of eye and base level cabinets and drawers with complementing worktops and upstands. Features include an enamel one-and-a-half bowl sink with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, two built-in wine racks, downlighting, extractor fan, and a Velux window with solar powered blinds. Doors provides access to the rear garden, garage, and open plan living space.

Garage An integral partial garage providing additional storage, with powered roller door, lighting, multiple power points, and electricity fuse board.

Stairs rise to the **First Floor Landing**, which enjoys a large side aspect window and includes an airing cupboard housing the hot water tank with shelving above. There is also a loft hatch providing access to the loft space which is boarded, and there are doors leading to all bedrooms and the family bathroom.

Principal Bedroom A spacious principal bedroom with a rear aspect window, radiator, and full width fitted wardrobes with mirrored doors.

Bedroom 2 A further generously proportioned double bedroom with rear aspect window, and radiator.

Bedroom 3 A further double bedroom with a front aspect window, and radiator.

Bedroom 4 A fourth double bedroom with a front aspect window, and radiator.

Family Bathroom A modern family bathroom suite comprising a P-shaped enclosed panel bath with mixer tap, handheld shower attachment and separate bluetooth wall-mounted shower, vanity worktop mounted wash hand basin with mosaic tiled splashback and storage beneath, a low-level WC with dual flush, a heated towel radiator, wall-mounted vanity light with shaver point, extractor fan, and an obscured side aspect window.

OUTSIDE

To the front, a driveway provides off road parking for two cars, and there is a timber gate which opens to a useful area to the side of the house, perfect for storing bins out of site, and giving access to the rear garden.

To the rear, the garden is wonderfully secluded, benefiting from its position within the road and a tall evergreen hedge forming a natural backdrop. A well drained resin gravel patio adjoins the rear of the house, creating an ideal entertaining space, with grey bullnose setts forming a raised border and pathway leading to the side of the house. Mature shrubs and trees are planted around the edge of the lawn and patio, and there is a timber shed.

Council Tax Band - **F**

The property has a house alarm fitted, full details of which will be provided on completion.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

(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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