



10 Parsonage Road
Horsham, West Sussex RH12 4AR
Guide Price £550,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

10 Parsonage Road, Horsham, West Sussex RH12 4AR

Courtney Green are delighted to be offering for sale this large and wonderfully presented semi-detached family residence which is situated in a highly convenient and popular residential location, less than a mile from Horsham train station and town centre and falling within many local school catchments. The property enjoys spacious accommodation on two levels and comprises, on the first floor, a principal bedroom with en-suite shower room, two further double bedrooms and a bathroom. On the ground floor is an entrance hall leading to the very well appointed kitchen, downstairs cloakroom and utility. There is a bright and airy dining room and separate living room with sliding doors that open to the **very private** rear garden. To the front of the property is a driveway with parking for at least four cars and access to the integral garage, which houses the modern Vaillant gas boiler. The vendor's sole agent Courtney Green strongly recommend an internal inspection to appreciate the finer qualities of this delightful residence and there will be **no on-going chain**.

The accommodation comprises:

Double glazed **Front Door** opening to

Entrance Hall With fitted coir entrance mat, radiator and stairs rising to the First Floor landing.

Kitchen The well appointed and high specification kitchen comprises a range of eye and base level cabinets with complementing granite worktops and upstands above, stainless steel inset sink with drainer grooves cut into granite worktop and brushed steel mixer tap above, integrated dishwasher, integrated AEG electric oven and AEG four burner gas hob with stainless steel extractor hood above, feature glass splashback in red, integrated fridge/freezer, brushed steel sockets and switches, wall mounted radiator, front aspect double glazed window door to inner hallway.

From the inner hallway doors open to an understairs storage cupboard, door to

Downstairs W.C and Utility Room With space for washing machine, worktop area with tiled splashback and triple wall mounted cabinets above with shaker style white doors, low level W.C with dual flush function, pedestal wash hand basin with chrome mixer tap and tiled splashback, chrome wall mounted radiator.

Dining Room The bright and airy dining room is a perfect size to sit at least six people with a large double glazed window overlooking the rear garden with low level wall mounted radiator beneath.

Living Room With rear aspect double glazed window, sliding door opening to the rear garden, television point, satellite point and telephone point.

From the **Entrance Hall** stairs rise to the **First Floor Landing**, with wall mounted radiator, hatch accessing the loft space and doors to bedrooms and bathroom.

Principal Bedroom With rear aspect double glazed window overlooking the garden, wall mounted radiator and door to the en-suite shower room.

En-Suite Shower Room With Travertine tile flooring, low level W.C, pedestal wash hand basin with tiled splashback and chrome mixer tap above, Travertine tiled walk in corner shower with Aqualisa shower, LED downlighting, chrome heated towel rail, obscured double glazed window.

Bedroom 2 With front aspect double glazed window, wall mounted radiator, and inset providing a perfect area for a large wardrobe or fitted wardrobe.

Bedroom 3 With front aspect double glazed window and wall mounted radiator.

Bathroom With Travertine tile flooring, enclosed panel bath, chrome bath mixer tap and wall mounted shower head attachment, glass shower screen, floor to ceiling Travertine wall tiles, low level W.C with dual flush function, pedestal wash hand basin with chrome mixer tap and tiled splashback, fitted light with shaver point, heated towel rail, LED downlighting and extractor fan.

OUTSIDE

Rear Garden The well-kept and private rear garden extends to around 40ft in depth, is mainly laid to lawn with flower and shrub borders. The property is home to a number of fruit trees including an elderflower and a lovely and very fruitful apple tree as well as a mature wisteria. The property also has a full width paved patio area. There is a gated access to the side which leads to the garage side door and front of the property.

Parking To the front of the property is a large tarmacadam driveway which provides parking for at least four vehicles and a post and rail fence bordering the neighbouring property. **Integral Garage** With an up and over door to the front and further side access door, the garage is currently lined and plastered with lighting, power points, internet point, making it ideal for a full or part garage conversion. The garage also houses the modern fitted Vaillant gas boiler.

Council Tax Band—E

Ref: 25/rev/26/5025/19/06

Referral Fees:
Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

