



Bouncers Lodge

32 Bar Lane, Copsale, Horsham, West Sussex, RH13 9DL
Guide Price £600,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Bouncers Lodge, 32 Bar Lane, Copsale, Horsham, West Sussex, RH13 9DL

Situated between Copsale and Southwater, approximately 5 miles south of Horsham, is this spacious semi-detached Victorian cottage with formal gardens and grounds extending to approximate **0.86 of an acre**. Requiring refurbishment and modernising, the accommodation comprises, on the ground floor, and entrance with a cloakroom, a spacious sitting room with an inglenook-style fireplace, a separate dining room and a kitchen. On the first floor, there are four bedrooms, a bathroom and a separate toilet. From one of the bedrooms a staircase rises to a large converted loft space. All rooms have double glazed fittings, and radiators are installed which were previously used to serve a now obsolete oil-fired heating system.

The property is approached along a tarmacadam driveway (shared with the adjoining property), to the side of which is a detached double garage. Within the gardens there are various domestic buildings. A formal area of garden lies to the south and east of the property and there is a courtyard area to their rear with a traditional timber and tile garden store, a further timber and felt store and an oil storage tank. Land to the south of the drive is currently unkempt but was historically used as an informal garden. This property represents an ideal project for a discerning buyer who wishes to modernise and refurbish the main property as well as cultivate and utilise the surrounding garden and land.

The accommodation comprises:

UPVC double glazed front door to

Entrance Hall

Shelved cupboard and understairs cupboard.

Cloakroom

Frosted double glazed rear aspect. Low-level WC, wash hand basin, tiled splashback.

Sitting Room

Double glazed double aspect to the front and rear. Inglenook-style fireplace with wooden beam, brick hearth, beamed ceiling.

Door to

Dining Room

Double glazed twin front aspect. Beamed ceiling.

Kitchen

Double glazed side aspect. Fitted with a range of cupboards and drawers with worktops incorporating a double drainer stainless steel sink unit with chromium monobloc tap, tiled splashback. Space for appliances.

From the entrance hall a staircase rises to the

First floor landing with double rear aspect.

Bedroom 1

Double glazed front suspect.

Bedroom2

Double glazed double aspect to the front and side. Double width wardrobe cupboard.

Bedroom 3

Double glazed rear aspect. Understairs cupboard.

Bedroom 4

Double glazed side aspect.

Bathroom

Frosted double glazed side aspect. Panelled bath with mixer and shower attachment, vanity wash hand basin with a cupboard under, tiled splashback, shaver light.

Separate W.C

Frosted double glazed rear aspect. Low level WC.

From Bedroom 3, a staircase rises to

Converted loft space with a double glazed front aspect. Restricted head height. Wash hand basin, door to eaves storage space.

OUTSIDE

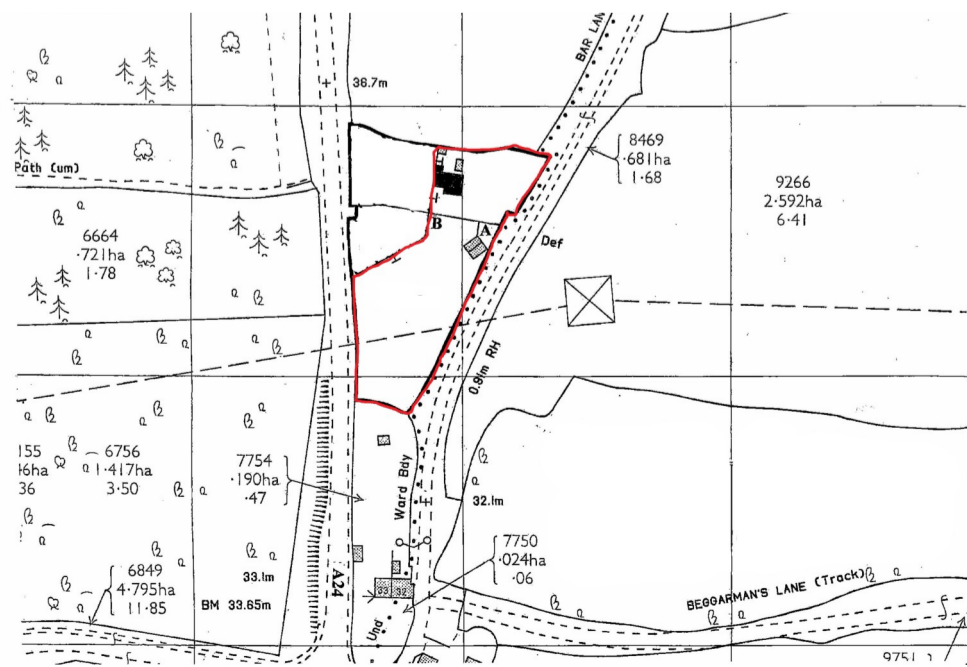
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Council Tax Band - F

Ref:26/5981/08/03

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	