



























## 5 Three Acres

Horsham, West Sussex, RH12 1RS Guide Price £595,000 Freehold



## 5 Three Acres, Horsham, West Sussex RH12 1RS

Courtney Green are pleased to be offering for sale this individual detached **Bedroom 1** Double glazed double aspect to the front and rear, two radiators, tv bungalow situated in an established residential road within easy walking point, recessed display shelves. distance of Horsham town centre. Built in the 1950's and subsequently property now boasts spacious and accommodation which comprises an entrance hall off which are 3 bedrooms, a sitting room and a dining room, a modern fitted kitchen, a bathroom and a Bedroom 3 Double glazed rear aspect, radiator. cloakroom. The property sits on a generous plot with gravelled hard standing to the front providing off road parking, which leads to a garage/workshop. To the **Bathroom** Frosted double glazed rear aspect, fitted with a white suite rear there is an established private garden with raised terrace, lawn, flower and comprising a panelled bath with chromium mixer tap, chromium thermostatic shrub beds and borders. The property is conveniently located within a quarter shower control, wall bracket and hand shower. Glass shower screen, vanity of a mile walking distance of the stores of Sainsbury's, John Lewis and Waitrose wash hand basin with chromium mixer tap and cupboard under, low level wc., as well as the full compliment of retail shops and restaurants within Horsham fully tiled walls, vinyl floor covering, chromium towel warmer. town centre.

Leaded double glazed Front Door to

boarded loft space with double glazed dormer overlooking the rear garden.

inset wash hand basin and tiled splashback cupboard under, chromium towel lawn and paved courtyard, large timber garden shed and potting shed, rail, laminate wood flooring.

Sitting Room Double glazed front aspect, chimney breast with electric real flame effect log fire.

Dining Room Double glazed French doors to the rear garden, laminate wood Ref: 24/5593/18/04 flooring, covered radiator.

## Kitchen

Fitted with a range of base and wall mounted cupboards and drawers in white Nepcote Financial Ltd. high gloss finish and having complimenting work top surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap. Breakfast bar area with seating under, space for a range cooker, stainless steel filter hood over, grey and white brick style tiled splashback, space for a fridge freezer, space and plumbing for washing machine and dishwasher, laminate wood flooring, radiator, broom cupboard, boiler cupboard housing Vaillant gas fired boiler, radiator, shelving.

adaptable Bedroom 2 Double glazed front aspect, radiator, tv point.

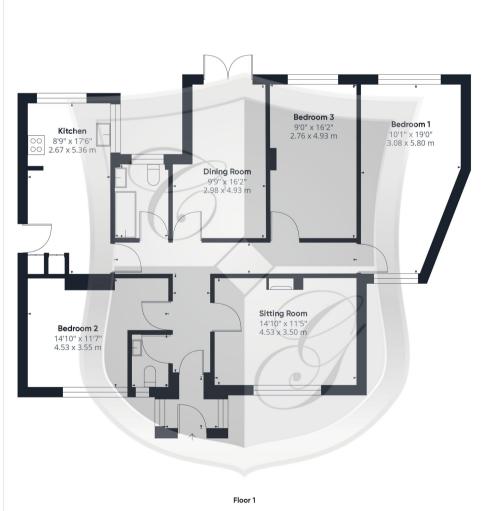
## **OUTSIDE**

To the front of the property there is a wide gravelled driveway providing hard Entrance Hall Double glazed double aspect to the side, laminate wood flooring, standing with a paved drive to garage/workshop. Flowering shrub beds and covered radiator, loft hatch with drop down ladder giving access to fully borders, outside light. Detached Garage/workshop with metal up and over door, power and light, double door to the rear.

Cloakroom Frosted double glazed front aspect, low level wc., vanity unit with Rear Garden is landscaped with a paved terraced patio with steps to the flowering shrub beds and borders, corner decking area with pergola.

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. Double glazed double aspect to the side and rear, double glazed door to side. Courtney Green may be entitled to receive 20% of any commission received by







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