



9 Percy Road,
 Horsham, West Sussex, RH12 2JN
 Guide Price £400,000—£425,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Situated in a convenient position along an established residential road on the West side of Horsham is this individual semi-detached Victorian residence. Offered for sale with the benefit of no ongoing chain, the accommodation, which has been re-configured in the past, offers good sized living space and comprises, on the ground floor, an entrance hall off which is a dining room, a separate sitting room with bay frontage and fireplace, a fitted kitchen, bathroom and separate WC. On the first floor, a double bedroom overlooks the front and there are two single bedrooms. A fixed wooden ladder situated in the inner landing gives access to a useful converted loft space. Outside there is a small garden to the front with side gated access to the rear garden comprising a courtyard and lawn to the rear of which is a large timber workshop with power and light. Attached to the rear of the property is a lean to utility/store. The property is conveniently located just under a mile walking distance from Horsham town centre and the station, and lies within the catchment of both Greenway Junior School and Trafalgar Community Infant School.

The accommodation comprises:

Frosted double glazed **Front Door** to

Entrance Hall

Door to

Dining Room

Double glazed rear aspect. Radiator, chimney breast with arched alcove recess to one side.

Inner Hall

With understairs cupboard, opening to

Sitting Room

Double glazed bay front aspect. Chimney breast with feature stone fire surround, stone hearth and side display plinth, two wall light points.

From the **Dining Room** there is an opening to the

Kitchen

With double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces having tiled splashbacks, single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob with filter hood over, electric oven under, space and plumbing for washing machine and additional appliances. Sliding door to

Rear Lobby

With double glazed door to outside. Door to

WC

With frosted double glazed side aspect and low level WC.

Bathroom

Frosted double glazed side aspect. Pine panel bath with chromium mixer tap and shower attachment, vanity wash hand basin with cupboard under, radiator, shelved cupboard, tiled walls, skylight.

From the **Entrance Hall** a staircase rises to the

First Floor Landing

Chimney breast with cast iron fireplace, louvre fronted cupboard, airing cupboard housing hot water tank and shelving, wooden fixed ladder gives access to

Converted Loft Space

With double glazed skylight and eaves storage cupboards.

Bedroom 1

Double glazed front aspect, radiator, chimney breast with cast iron fireplace, built in wardrobe cupboards.

Bedroom 2

Double glazed rear aspect. Radiator, over stairs cupboard with shelves and hanging rail, wall mounted Vaillant gas fired boiler.

Bedroom 3

Double glazed rear aspect, wardrobe cupboard, vanity wash hand basin with chromium taps, louvre cupboard under, radiator. (This room was a former bathroom and we have been advised the original plumbing, whilst concealed, still exists).

OUTSIDE

To the front of the property there is a small walled garden, pathway to the side and gated access to the rear garden. This comprises an area of paved courtyard to the side, leading to the lawn at the rear with side concrete path, leading to a good sized timber workshop having power and light. Attached to the rear of the property is a lean-to utility/store with power and light.

Council Tax Band - D

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.

