



89 Merryfield Drive  
Horsham, West Sussex, RH12 2AU  
Guide Price £635,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

89 Merryfield Drive, Horsham, West Sussex, RH12 2AU

Courtney Green are delighted to offer for sale this 3 bedroom house built by Davies Estates in the 1950's and situated in a well regarded location on the west side of Horsham. Owned for over 50 years by the same family the property has been enlarged at ground level to boost the reception space but offers much further scope for potential enlargement subject to consents being obtainable and also for modernisation. The house enjoys a very attractive rear outlook over the riverside walk towards Rookwood Golf course, arranged over two floors the accommodation comprises an entrance hall with cloakroom, kitchen with some built in appliances, living room with concertina divide to the dining room, also open via double doors to a family room with an adjacent conservatory which was previously used as a home/office. Upstairs, there are 3 bedrooms, a bathroom which has been converted to a shower room for mobility reasons with a separate wc. Overall the property requires some updating but is comfortably habitable. All of the windows have been replaced with double glazed fittings and there is a gas fired boiler providing heating and hot water. Externally, the property has a private driveway where there is parking for about 3 cars along with a pretty front garden. There is also a good sized pre fabricated garage and a lovely and private west facing garden. The property will be offered for sale with the benefit of **no ongoing chain** and viewings are strongly recommended by the vendors sole agents.

Large covered outside area with quarry tiled step and **Front Door** with obscured glazing to the

**Entrance Hall** A good sized space with attractive archway divide, radiator with shelf above, cloaks cupboard, shelved cupboard with display ledge above and understairs storage cupboard with shelving and also housing the electricity fuse board and meter. Doors to each room.

**Cloakroom** With a low level wc, obscured window with quarry tiled sill, wash basin with mixer tap and cupboard below.

**Kitchen** With a fitted range of eye and base level storage cupboards with work tops, nest of drawers and built in electric double oven/grill, four burner 'Stoves' gas fired hob with filter light above, integrated dishwasher, space and plumbing for washing machine, under counter space for fridge and further appliance, some wall tiling, useful shelved pantry style cupboard, serving hatch, side and rear aspect windows, obscured door to the garden, some wall tiling, spot lights.

**Sitting Room** With a front aspect window with quarry tiled sill and large radiator below, sandstone fireplace with wooden mantelpiece with adjacent gas point, TV aerial point, coving, wall light point, open with concertina room divider to the

**Dining Room** With serving hatch to the kitchen, radiator, coving, glazed wooden double doors with matching sidelights to the

**Family Room** A lovely additional space with large sliding patio doors leading out to the garden, further side aspect window, radiator with shelf above and glazed door to the

**Conservatory** Which was previously used as a home office featuring a brick base with UPVC windows and French doors and with a pitched glass roof. Wall light point, fitted blinds.

From the Entrance Hall the turning staircase rises to a well lit **Landing** where there are five windows providing natural light with quarry tiled window sills, the landing itself is a generous size with a shelved cupboard with further storage above, pull down hatch with fitted ladder providing access to the loft space, airing cupboard with insulated hot water tank and cupboard beneath, doors to each room.

**Bedroom 1** With a range of fitted wardrobes, the room enjoys a delightful outlook at the rear over the Riverside Walk towards Rookwood Park golf course through a large window with quarry tiled sill, radiator, wall light point.

**Bedroom 2** Front aspect window with quarry tiled sill with a pleasing view forwards over Merryfield Drive towards Greenway school playing field, radiator.

**Bedroom 3** The large window with quarry tiled sill enjoys the same outlook as Bedroom 1, radiator, fitted cupboards and drawers with worktop.

**Bathroom** Has been converted to a shower room with an oversized shower enclosure with glazed sliding door, 'Mira' push button digital shower with exposed chrome fittings, wash basin set in tiled plinth with cupboard below, fully tiled walls, extractor, spotlight.

**Separate WC** Low level wc, window with quarry tiled sill.

OUTSIDE

The house is accessed via a private driveway which has been block paved and there is an attractive front garden featuring an area of lawn with a large planting area full of mature shrubs. A pathway leads to the front door. There is off street parking in tandem for 2/3 cars with adjacent water tap and side access to the garden and the up and over door which leads to the

**Garage** Of pre-fabricated concrete construction the garage is nearly double length with windows to the side and rear and a door into the garden, power point and light.

**Rear Garden** A highly attractive feature is the garden which is of good size. Adjacent to the family room and conservatory is a large paved patio and a further decked area with step down to the lawn which also has a pathway to one side past a drying area. A step with retaining wall leads down to a lower area with former veg patch and a composting area. The garden is enclosed on both sides by panel fencing with a hedgerow at the rear. Outside light points.

Council Tax Band - Band E

**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.

Ref: 25/ 5784/10/04

