



47 St Leonards Road  
Horsham, West Sussex, RH13 6EH  
Guide Price £700,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



# 47 St Leonards Road, Horsham, West Sussex, RH13 6EH

Courtney Green are pleased to offer for sale this spacious and well presented four bedroomed semi detached residence, situated along St Leonard's Road on the South East side of Horsham. The property boasts spacious and versatile living accommodation which has been enhanced by the current owners, and features a beautiful and established walled rear garden backing on to local allotments. On the first floor there is a large landing off which is a principal bedroom with a luxury en-suite shower and three further bedrooms together with a spacious family bathroom. On the ground floor, a front door opens to an entrance hall with Oak flooring which flows through to a highly spacious modern fitted kitchen/dining room with a comprehensive range of built in units and attractive Corian worktops and central island. Off the kitchen is a cloakroom as well as access to a utility room and an attached garage. A comfortable sitting room features a marble fireplace housing a wood burner. There is a separate family room/study. The property has a modern gas fired heating system to radiators and double glazed replacement fitments. To the front of the property there is off road parking for 2 cars. The property is conveniently located within easy walking distance of the town and station and lies within the catchment area for Heron Way primary school and both Millais and Forest secondary schools. Also within walking distance are the well frequented Foresters Arms and Hornbrook public house as well as numerous public footpaths giving access to Chesworth Farm and beyond. At the end of St Leonards Road is a jolly useful convenience store. The vendor's sole agent Courtney Green strongly recommends an inspection of this delightful house and it's garden to appreciate it's size and finer qualities.

The accommodation comprises:

UPVC double glazed **Front Door** to

**Entrance Hall** Oak flooring, radiator.

**Sitting Room** Double glazed double aspect to the front and rear. Two radiators, chimney breast with marble fire surround and hearth and featuring a cast iron wood burner. Display shelving and cupboards either side.

**Family Room/Study** Double glazed front aspect, radiator.

**Kitchen/Dining Room** A spectacular room with a triple aspect to the sides and rear with French doors to the rear garden. A comprehensive range of base and wall mounted cupboards and drawers in light grey Shaker style having corian worktop surfaces and upstands incorporating a Franke stainless steel 1 1/2 bowl sink with routed drainer, matching Corian island with five ring stainless steel gas hob, pan drawers beneath, cupboards and shelving, integrated AEG dishwasher, pull out refuse cupboard, integrated fridge/freezer, Smeg eye level double oven, concealed gas fired boiler, Oak flooring, radiator, downlighting, overhead glazed cupboard, under stairs cupboard with light.

**Cloakroom** Frosted double glazed rear aspect. Pedestal wash hand basin, low level WC, radiator, part tiled walls.

**Utility Room** Double glazed rear aspect and double glazed door to outside. Worktop surface incorporating a single drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine and dishwasher, laminate wood flooring, door to garage.

From the entrance hall the stair case rises to the

**First Floor Landing** Double glazed double aspect to the front and rear. Radiator. Cupboard with hanging rail, loft hatch with drop down ladder and light.

**Bedroom 1** Double glazed rear aspect overlooking the rear garden with an open outlook over the allotments. Two double width wardrobe cupboards with hanging rails and chest of drawers.

**En-Suite Shower Room** Frosted double glazed side aspect. Oversized shower cubicle with glass door and screen. Mira thermostatic shower control with wall bracket, hand shower and overhead drencher unit, hexagonal tiled walls, low level WC, vanity wash hand basin with mixer tap, side towel rail and drawers under, wall mounted mirrored cabinet, black towel warmer, hexagonal tiled flooring.

**Bedroom 2** Double glazed front aspect, radiator.

**Bedroom 3** Double glazed rear aspect with attractive outlook over the rear garden and adjoining allotments.

**Bedroom 4** Double glazed front aspect, radiator.

**Family Bathroom** Frosted double glazed side aspect. Low level WC, pedestal wash hand basin, panel bath with chromium mixer tap, chromium thermostatic shower control, wall bracket and hand shower, part tiled walls, radiator, vinyl flooring, airing cupboard.

## OUTSIDE

To the front of the property there is a tarmacadam driveway and path providing off road parking for at least two cars leading to an attached **Garage** with up and over door, power and light.

The front garden comprises an area of lawn with shrub and tall hedge border. A gated access leads to the rear garden which is a beautiful feature of the property having a fine old brick wall to the rear and tall Laurel hedges either side. There is a wide expanse of lawn with paved areas of patio and path, further paved side courtyard, established flower and shrub beds incorporating raised vegetable planters. Mature apple tree, outside power and light.

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. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

