



15 Whytings
Mannings Heath, Horsham, West Sussex, RH13 6JZ
Guide Price £825,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this substantial and beautifully enhanced detached family house located within a popular and established residential close in the village of Mannings Heath. The well appointed and extended accommodation comprises, on the first floor, a principal bedroom with fitted wardrobes and a modern en-suite shower room, a second bedroom suite with dressing and luxury bathroom, two further double bedrooms and a modern fitted shower room. On the ground floor, the front door opens to a wide entrance hall with cloakroom and doors leading to a comfortable sitting room with stone fireplace, a large kitchen/diner/family room, and a separate utility room. The original property was built with a double integral garage part of which has now been converted into a home office/games room. In addition, off the utility room is a useful domestic room used for ironing etc. To the front of the property is a wide tarmacadam driveway providing off road parking, to the side of which is an area of lawn with maturing trees and shrubs. A gated access leads to the rear garden which is of a good size and laid primarily to lawn with areas of patio and flower and shrub borders. In one corner is a timber garden shed shrouded by an attractive willow and at the rear there is a tall hedgerow border. The vendors sole agent Courtney Green strongly recommends an internal inspection of this delightful family residence to appreciate its size and finer qualities.

Front Door to **Entrance Hall** Wood flooring, radiator, understairs cupboard.

Cloakroom Frosted leaded double glazed front aspect, low level WC, wash hand basin with tiled splashback, glass shelf over, radiator, wood flooring.

Sitting Room Leaded double glazed bay front aspect. Attractive stone fireplace with open grate and hearth, radiator, four wall lights. Door to

Dining/Family Room Double glazed rear aspect with French doors to the garden, radiator, wall light, wood flooring, open to

Kitchen Fitted with a range of base and wall mounted cupboards and drawers in light Oak and having complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob, eye level double oven, plumbing for dishwasher, pelmet lighting, black and white ceramic tiled windowsill, downlighting, upright larder cupboard, ceramic tiled flooring, concealed wall mounted Worcester LPG gas boiler.

Utility Room Double glazed rear aspect. With fitted light Oak units and complementing worktop surfaces, similar to the kitchen, incorporating a single drainer stainless steel sink with chromium mixer tap, space and plumbing for washing machine, radiator, black and white tiled splashback and windowsill, ceramic tiled flooring, space for American style fridge/freezer.

Home Office/Games Room Divided into two by means of a sliding door with radiator and wood flooring, leaded double glazed front aspect, built in book shelving and downlighting.

Domestic Room Double glazed rear aspect and double glazed door to the side, personal door to the garage.

From the **Entrance Hall** a turning staircase rises to the **First Floor Landing** Airing cupboard and loft hatch with concertina drop down ladder.

Principal Bedroom Leaded double glazed front aspect, radiator, built in wardrobe cupboards with hanging rails, door to

En-Suite Shower Room Frosted leaded double glazed front aspect, low level WC, pedestal wash hand basin with tiled splashback, shower cubicle with Aqualisa thermostatic shower control, wall bracket and hand shower, chromium towel warmer.

Bedroom 2 Leaded double glazed front aspect, radiator, built in cupboard, opening to Dressing Room with full width wardrobe cupboard, door to

Bathroom Frosted leaded double glazed front aspect fitted with a white suite comprising panel bath with chromium mixer tap, chromium thermostatic shower control, wall bracket, hand shower and over head drencher unit, tiled walls, extractor fan, vanity unit with inset wash hand basin, chromium mixer tap, cupboard under, WC with concealed cistern, tiled splashback, chromium towel radiator.

Bedroom 3 Twin double glazed rear aspect, radiator, wardrobe cupboard.

Bedroom 4 Double glazed rear aspect, radiator, built in wardrobe cupboard with overhead storage.

Family Shower Room Frosted double glazed rear aspect, walk in shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, glass screen, vanity unit with inset wash hand basin having chromium mixer tap, cupboard under, WC with concealed cistern, localised tiling, chromium towel warmer, shaver point.

OUTSIDE

To the front of the property there is a wide tarmacadam driveway providing off road parking for at least two cars to the side of which is an area of lawn with mature shrub beds and borders and maturing trees, a paved path leads to the front door. A gated side access leads to the side courtyard area with tool shed and this opens up to the rear garden which is of good size and enjoys an Easterly aspect. Primarily laid to lawn with flower and shrub beds and borders and areas of patio. To the rear of the garden is a tall hedgerow border to the side of which is a mature Weeping Willow, timber garden shed and greenhouse.

Council Tax Band - G

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.

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