



Stable Mews, 94a Brighton Road
Horsham, West Sussex, RH13 5DE.
Guide Price £625,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Stable Mews, 94a Brighton Road, Horsham, West Sussex, RH13 5DE.

Courtney Green are pleased to offer for sale this highly impressive detached mews house, conveniently situated within half a mile of Horsham town centre. Constructed in 2021 on the site of a former Victorian stable and forge, this stunning modern home has been finished to a high specification with a luxurious feel featuring exposed oak and pine joinery, solid oak flooring throughout the ground floor, a spectacular modern Benchmark kitchen with high quality built-in appliances, a spacious and comfortable double-aspect sitting room and two double bedrooms, both with en-suite facilities and walk-in wardrobe cupboards. For security and privacy, the property is approached by electric gates along a long gravel driveway and forecourt which provides parking for several cars. There is a good-sized lawned garden with Victorian brick wall surround, and to the rear a separate courtyard area which houses a useful timber framed home office/workshop. The property is situated along the popular and historic Brighton Road just under a mile from Horsham mainline station, and within easy walking distance of Chesworth Farm and surrounding countryside with its numerous public footpaths. In addition, there are a number of schools within close proximity including the highly renowned Millais and Forest boys schools, as well as Heron Way primary school. The vendor's sole agent Courtney Green highly recommends an internal inspection of this fine property to appreciate its quality features.

The accommodation comprises:

Oak framed **Porch** and **Oak Front Door** to

Entrance Hall

With oak flooring, cloaks cupboard and electric consumer cupboard, under stairs cupboard, downlighting, radiator.

Cloakroom

Low level WC, wash hand basin with chromium mixer tap, downlighting, extractor fan, oak flooring.

Sitting Room

Double-glazed double aspect to the side and rear with French doors to an area of raised decking. Oak flooring, radiator, satellite point, downlighting.

From the **Entrance Hall** a glazed door opens to the

Kitchen/Dining Room

Double glazed front aspect. Fitted with a bespoke Benchmark kitchen having a comprehensive range of base and eye level units in a high gloss grey finish and having wide oak worktop surfaces with blue ceramic tiled splashbacks, a sunken Smeg stainless steel five ring gas hob, Reginax 1 1/2 bowl sink unit with chromium monobloc with flexihose, twin Bosch eye level ovens, Electrolux upright fridge and upright freezer, Hotpoint dishwasher, Candy washer/dryer, pull out pan drawer and cutlery drawer, LED pelmet lighting, oak flooring, upright designer radiator, wine cooler.

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

First Floor Landing

Double-glazed front aspect. Laminate wood flooring, downlighting.

Bedroom 1

Double-glazed double aspect to the front and side. Laminate wood flooring, radiator, downlighting, deep walk in clothes cupboard.

En-Suite Bathroom

Fitted with a panel bath with chromium mixer tap, thermostatic shower control, wall bracket, hand shower and overhead drencher unit, glass screen, vanity unit with inset sink having chromium mixer tap, cupboards and drawers under, tiled splashback, illuminated and heated mirror, low level WC, downlighting, laminate wood flooring, towel warmer.

Bedroom 2

Double-glazed front aspect, laminate wood flooring, radiator, walk in clothes cupboard, downlighting.

En-Suite Shower Room

Low- level WC, vanity unit with inset sink having chromium mixer taps, cupboard and drawers under, tiled splashback, illuminated mirror, quadrant corner shower cubicle with body jets, chromium thermostatic shower control, towel warmer, downlighting, laminate wood flooring.

OUTSIDE

The property is approached via electric remote controlled gates giving access to a gravel driveway with tall laurel hedge to one side and leading to a wide gravel forecourt providing off road parking for a number of cars. Steps lead to a large Victorian walled garden with wide expanse of lawn, mature tree and antique brick path to one side and to the rear of which is a feature pergola. Further to the rear is a block paved courtyard with dwarf side wall and slate bed having two lock up stores and storage areas. **Timber framed cabin.** UPVC door giving access to the cabin which is currently divided into two parts and used as a workshop and gym, ideal for use as a home office with ample power points and double glazed fitments.

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.

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