



19 The Fieldings
Southwater, Horsham, RH13 9LY
Guide Price £570,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this spacious and well presented family house situated in an established residential close on the South side of the vibrant village of Southwater. Having been extended in the past, the accommodation comprises a master bedroom with large luxury en-suite bath and shower room, three further bedrooms and a family shower room. The downstairs accommodation comprises a comfortable sitting room, a well fitted kitchen/breakfast room and a separate dining room. Off the dining room is an inner lobby with a cloakroom and access to a useful utility room. The property benefits from having a gas fired heating system to radiators and double glazed replacement fitments. There are established gardens to the front and rear, the rear being of a decent size and enjoying a sunny Southerly aspect.

The accommodation comprises:

Opaque multi-glazed **Front Door** to

Entrance Porch
Double glazed side aspect, radiator, multi-glazed door to

Entrance Hall
Door to

Sitting Room
With double glazed front aspect, two radiators, under stairs recess, two uplighters, Open Reach master socket. Door to

Kitchen/Breakfast Room
Double glazed rear aspect and double glazed door to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in cream shaker style finish with complementing worktop surfaces having tiled splashbacks, 1 1/2 bowl white enamel sink with chromium monobloc tap, Indesit eye level double oven, four ring electric hob, concealed filter, pelmet lights, space and plumbing for dishwasher and washing machine, breakfast bar with seating area, radiator, mocked beam ceiling.

Dining Room
Double glazed patio doors to the rear garden. Radiator, door to

Inner Lobby
With cloakroom, low level WC, wash hand basin with tiled splashback, ceramic tiled flooring.

Door to

Utility Room
Radiator, laminate wood flooring, power and light, door to useful storage area with light, water tap and up and over door to the front.

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

First Floor Landing
Loft hatch with drop down ladder and light, airing cupboard housing hot water tank and shelving.

Bedroom 1
Twin double glazed front aspect. Full width wardrobe cupboards with sliding doors, two wall light points, stair box with cuboid shelving. Door to

En-Suite Bath/Shower Room
Frosted double glazed front aspect. Fitted with a panel bath with low level WC, vanity unity with inset wash hand basin having chromium mixer tap with cupboards under, illuminated mirrored wall cabinet, over sized shower cubicle with mosaic tiled walls, chromium thermostatic shower control, wall bracket and hand shower and overhead drencher unit, ceramic and mosaic tiled walls and flooring, radiator, downlighting.

Bedroom 2
Double glazed rear aspect, radiator.

Bedroom 3
Double glazed rear aspect, radiator.

Bedroom 4
Double glazed rear aspect, laminate wood flooring, radiator.

Shower Room
Frosted double glazed side aspect. Low level WC, pedestal wash hand basin, corner shower unit with chromium thermostatic shower control, wall bracket and hand shower, radiator, localised tiling.

OUTSIDE

To the front of the property there is an area of block paved and tarmacadam providing hard standing and off road parking for two cars, side lawn and shrub borders. The rear garden enjoys a sunny Southerly aspect and comprises an area of full width paved patio with BBQ area and stone planters, leading to a lawn with flower and shrub borders. To the rear there is a timber garden shed and patio area with sleeper borders and gazebo, two apple trees.

Council Tax Band - E

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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: 24/5704/10/10

