



The Firs, Brighton Road

Mannings Heath, Horsham, West Sussex, RH13 6HZ

Guide Price £650,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

The Firs, Brighton Road, Mannings Heath, Horsham, West Sussex, RH13 6HZ

Courtney Green are pleased to be offering for sale this individual detached family residence originating from the late 1830's and conveniently located along the Brighton Road within the picturesque village of Mannings Heath. The property features extended accommodation which is on two levels. On the first floor a split landing leads to five good sized bedrooms and the family bathroom. On the ground floor there is a double aspect sitting room with patio doors leading to the rear garden, a fitted shaker style kitchen which opens up to a separate dining room, and a double aspect family room. Off the kitchen there is a rear lobby with door to the side courtyard, and a utility room and cloakroom. The property benefits from having an LPG heating system to radiators and for extra comfort there is a cast iron gas fired coal effect burner in the sitting room. To the side of the property there is a gated driveway providing hard standing for a number of cars which leads to an attached garage. There are secure and well screened established gardens to the side and rear which enjoy a southerly aspect. The vendors sole agent Courtney Green strongly recommends an internal inspection of this fine family home to appreciate its size and individuality.

The accommodation comprises:

Glazed Stable Door to

Entrance Hall With Oak flooring, radiator.

Sitting Room Double glazed double aspect to the side and rear with patio doors to the rear garden. Stone chimney breast with cast iron gas fired coal effect burner and inset wooden mantel, display niches, Oak flooring. Two radiators, panelled, textured ceiling with down lighting.

Kitchen With double glazed rear aspect having plantation shutters. Fitted with a range of base and wall mounted cupboards and drawers in Shaker style cream finish, having complementing worktop surfaces with 1 1/2 bowl stainless steel sink with drainer and monobloc tap, Bosch stainless steel gas hob with stainless steel filter hood over, Hotpoint double oven, tiled splashback, central exposed beam to ceiling, electric meters cupboard, radiator, understairs cupboard with access to the **cellar**. Opening to Dining Room With dividing wide peninsula having worktop surface and cupboards under.

Dining Room Double glazed front aspect, radiator, wood effect laminate flooring, exposed beam to ceiling.

Family Room Double glazed, double aspect to the front and side. Two radiators, Oak flooring, exposed beams.

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

First Floor Half Landing, with split steps to the main landing with doors to

Bedroom 1 Double glazed front aspect, wood flooring, radiator.

Bedroom 4 Double glazed front aspect, radiator, wood flooring.

Bedroom 5 Double glazed rear aspect, radiator.

Bathroom Frosted double glazed side aspect, fitted with a panel bath with chromium mixer tap and shower attachment, corner quadrant shower cubicle with wall mounted Mira electric shower unit, wall bracket and hand shower, pedestal wash hand basin, low level WC, radiator, tiled walls, laminate flooring, downlighting.

Secondary Landing with radiator, side aspect.

Bedroom 2 Double glazed double aspect to the side and rear, radiator, wooden flooring.

Bedroom 3 Side aspect, radiator.

OUTSIDE

To the side of the property there is a driveway and gate leading to a further hard standing providing off road parking for a number of cars.

Detached Garage With up and over door, power and light, personal door to the rear. LPG Tank.

Gated access leads to a side courtyard area with an opening to the rear garden which is fully enclosed and screened with tall hedgerow border. The rear garden comprises an area of paved patio, lawn, established shrub borders and beds, greenhouse and enjoys a sunny, southerly aspect.

Council Tax Band— F

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: 25/5736/21/01



Approximate total area¹⁰
1842.98 ft²
171.22 m²

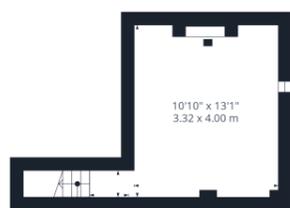
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	65
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

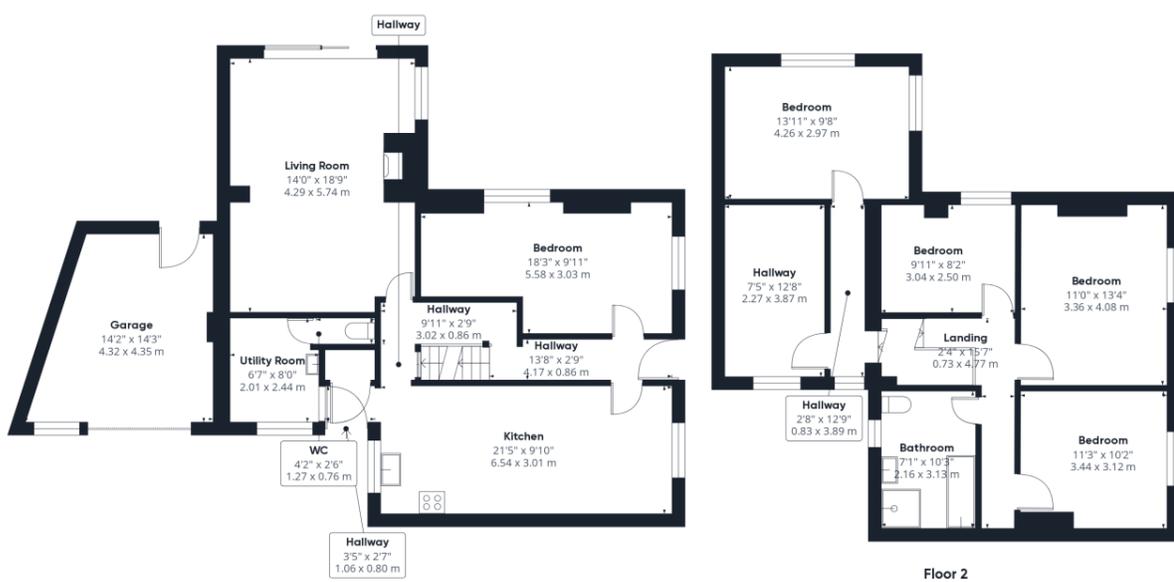
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Cellar



Floor 1

Floor 2