



78 Guildford Road
 Horsham, West Sussex, RH12 1LY
 Guide Price £1,075,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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This highly attractive and spacious detached four bedroom family house will provide a very lucky buyer with a superb blank canvas. Built in the 1930s by prestige builder Etheridge & Sons, these rarely available Arts and Craft homes can be seen around Horsham on the Guildford Road, Kerves Lane and Brighton Road and this property has striking decorative brickwork and some lovely stone details which are further enhanced by the recent replacement of the roof tiles. Available for the first time in over 50 years, we now seek new owners to update and possibly enhance/enlarge this wonderful home. The accommodation is arranged over two floors and comprises a large and welcoming entrance hall with useful cloaks room and adjacent w.c. The flexible reception space consists of a large sitting room, a family room and a dining room which opens to the kitchen/breakfast room. The staircase rises elegantly to a large landing where there are four generous bedrooms, the bathroom and a separate w.c. A gas fired boiler provides heating to radiators and most of the windows have been replaced with sympathetic double glazing. Outside, on arrival, you are greeted by a large front garden with a driveway and turning area leading up to the house and also the attached garage. The rear garden is incredibly private and a good size. The property is cleanly presented throughout and has a recently replaced tiled roof, but would certainly benefit from some modernisation and improvement. There is much potential to enlarge the property subject to the necessary consents and permissions being obtainable and this might also include the addition of a barn style car port similar to those erected by neighbouring properties. In all then, a very special home with no on-going chain and viewings are very strongly recommended with the vendors sole agent, Courtney Green.

The accommodation is as follows:-

Stained glass **Front Door** with leaded sidelights to

Entrance Hall Radiator, picture rail, under stairs cupboard with electric meters etc.

Sitting Room Leaded double glazed front aspect and French doors to the rear garden. Chimney breast with brick fireplace and tiled hearth, two radiators, picture rail.

Family Room Leaded double glazed front aspect. Radiator, picture rail.

Cloaks Room With rear aspect, radiator, door to **WC** With low level WC, corner wash hand basin with tiled splashback, ceramic tiled floor, pine clad ceiling with diffused light.

Dining Room Rear aspect, radiator, door to

Kitchen/Breakfast Room Double aspect to the side and rear and glazed door to the side. 1970's style kitchen with a range of base and wall mounted cupboards and drawers having complementing worktop surfaces with a seating area, tiled splashback, inset single drainer stainless steel sink with chromium monobloc tap, space for electric cooker, space and plumbing for washing machine and dishwasher, radiator, recess for additional appliances, wall mounted gas fired boiler, Vent Axia extractor fan. From the Entrance Hall the staircase rises to the

First Floor Landing with leaded double glazed front aspect, radiator.

Bedroom 1 Leaded double glazed front aspect, radiator, picture rail, built in wardrobe cupboards, vanity unit with inset wash hand basin and cupboards under.

Bedroom 2 Leaded double glazed front aspect, built in wardrobe cupboard, radiator, concealed fireplace.

Bedroom 3 Rear aspect, radiator, airing cupboard, picture rail. Loft hatch giving access to a large loft space.

Bedroom 4 Secondary glazed rear aspect, radiator, picture rail, built in wardrobe cupboard.

Bathroom Rear aspect, pedestal wash hand basin, panel enclosed bath, Mira thermostatic shower control, wall bracket and hand shower, concertina glass shower screen, radiator, half tiled walls.

Separate WC Frosted rear aspect, low level WC, pine clad ceiling with diffused light.

OUTSIDE

To the front of the property, there is a tarmac driveway providing hard standing for 4-5 cars.

Large Attached Garage With metal up and over door, power and light, gas meter, rear personal door.

The large and private **Front Garden** comprises an expanse of lawn with established shrub and tree borders, wide paved area of patio. Other adjacent homes have had barn type car barns built. This would be subject to any relevant consents and approvals being obtainable. Twin wooded gates give access to a courtyard area which opens up to the

Rear Garden which comprises a wide area of paved patio with block paved edging, an expanse of lawn with mature shrub borders, two apple trees, greenhouse, old timber garden shed.

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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