



117 Depot Road  
Horsham, West Sussex RH13 5HN  
Guide Price £725,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 117 Depot Road, Horsham RH13 5HN

On the market for the first time since it was built in the 1960s, this bespoke family home is situated in a prime residential position most conveniently located opposite the grounds of Millais School and within walking distance of Horsham station, town centre and countryside. Designed and built by the previous owner and subsequently enlarged, the property offers spacious and flexible living accommodation and enjoys the benefit of good-sized mature front and rear gardens. The accommodation in brief comprises four bedrooms, a good-sized sitting room opening up to a family room, a separate dining room, fitted kitchen, bathroom and WC. An oil-fired boiler provides partial central heating and the property has a mix of single, double and secondary glazing.

It is fair to say the property requires a certain amount of expenditure to renovate, providing an ideal opportunity to create a delightful, modern family home. It is offered for sale with the benefit of no onward chain. The vendor's sole agent, Courtney Green, strongly recommends an inspection of this much-loved property in order to appreciate its finer qualities and future scope.

The accommodation comprises:

**Covered Porch Area** with glazed front door to:

**Entrance Hall** Parquet flooring, radiator, understairs cupboard, steps down to

**Cloaks Room** Porthole window, coat rack.

**Sitting Room** Front aspect, chimney breast with side arch recess, open fire with tiled surround and hearth. Parquet flooring, three radiators, two wall lights. Multi-glazed concertina doors to

**Family Room** Triple aspect with two high-level windows to side, window to rear and glazed door to rear patio. Radiator, three wall lights, adjustable wooden shelving.

**Dining Room** Dual aspect to front and side, radiator.

**Kitchen** Rear aspect and glazed door to side. Fitted with a range of cupboards in light oak, with worktop surfaces incorporating single stainless-steel sink with chromium monobloc tap. Electric cooker with extractor hood over, washing machine, refrigerator and floor-mounted oil-fired boiler for hot water and radiators. Tiled splashbacks, radiator, serving hatch to dining room.

**Bathroom** Rear aspect. Fitted with panelled bath with chromium mixer tap and shower attachment, wash hand basin, low-level WC. Part-tiled walls, chromium towel warmer, electric wall heater and radiator.

From the **Entrance Hall** a turning staircase with wrought-iron balustrade rises to:

**First Floor Landing** Front aspect, double-width airing cupboard, loft hatch with ladder giving access to loft with light.

**Bedroom 1** Dual aspect to front and side, double-width wardrobe cupboard with overhead storage, wall light.

**Bedroom 2** Dual aspect to front and side, double-width wardrobe cupboard with overhead storage, wall light, radiator.

**Bedroom 3** Rear aspect, two wardrobe cupboards.

**Bedroom 4** Rear aspect, deep wardrobe cupboard with shelves.

**WC** Rear aspect, low-level WC, wash hand basin, cupboards.

## OUTSIDE

To the front of the property a crazy-paved driveway leads to a detached single garage with power and light, and side door to the rear garden. The front garden comprises an area of lawn with mature shrub boarders and dwarf stone wall. A wrought-iron gate gives access to the secluded, well-established rear garden, extending to some 90 feet, comprising a crazy-paved patio with dwarf stone wall, shallow steps to an area of lawn with established shrub boarders and access to a rear 'hidden' garden. Timber-framed summerhouse and timber-framed workshop/shed with power and light.

## 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.

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