



Kitchen/Family/Dining Room



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Utility Room



Bedroom 1



En-Suite Shower Room



Bedroom 2



Bathroom



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73B EVERSFIELD ROAD, HORSHAM, WEST SUSSEX, RH13 5JS **OFFERS IN EXCESS OF £550,000 FREEHOLD**



Courtney Green are pleased to present to the market this bespoke detached three bedroom new build property which comes with a 10 year LABC warranty. Constructed by Sussex Design and Development Ltd, the property has been designed with modern family living in mind and the accommodation comprises a principal bedroom with luxury en-suite shower room, two further bedrooms and a luxury family bathroom, entrance hall with cloakroom, and a comfortable sitting room with bay window. A superb fitted kitchen with built-in appliances opens up to a light and airy living/family room with wide bi-fold doors to the rear garden. Furthermore, off the kitchen is a useful utility room. Features of this new build home include CAT5E wired internet points, light oak internal doors, external feature lighting, gas fired central heating with a pressurised hot water system featuring a high energy efficient 'A' rated boiler, under floor heating to the ground floor, hardwired smoke and heat detectors and remote control electric Velux windows to the living/family room. A choice of carpets is offered. Externally the gardens will be landscaped with turf and a paved patio and external tap, and to the front there will be a self draining blocked paved drive.

Ref: 22/5169/18/06



The accommodation comprises:

Multi lock double glazed **Front Door** to

Entrance Hall

With walk in understairs cupboard, ceramic tiled flooring.

Cloakroom

Frosted double glazed front aspect, back to wall WC with dual flush, wall mounted vanity unit with inset sink, chromium mixer tap and drawers under, localised tiling, ceramic tiled flooring, extractor fan.

Sitting Room - 13'7 into bay x 13'1

Double glazed bay front aspect. T.V point.

Open plan Kitchen to Living Room/Family Room - 19'3 x 14'9 increasing to 21'2

Double glazed double aspect to the side and rear with double glazed bi-fold doors to the rear garden, three remote controlled double glazed skylights. The Kitchen is fitted with a range of base and wall mounted cupboards and drawers in white finish with complementing stone worktop surfaces incorporating a stainless steel 1 1/2 bowl sink unit with monobloc tap, integrated Lamona dishwasher, Bosch combination oven/microwave, electric fan assisted oven and fridge/freezer. Central stone topped Island with seating area, double electrical and USB sockets.

Utility Room - 8' x 6'

Double glazed side aspect and UPVC double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers in white finish, worktop surfaces with stainless steel single drainer 1 1/2 bowl sink with monobloc tap, space and plumbing for washing machine and an additional appliance, wall mounted 'A' rated Worcester gas fired boiler.

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

First Floor Landing with a double glazed side aspect.

Bedroom 1 - 12' x 10'10

Double glazed rear aspect, double width wardrobe cupboard, radiator, two double electric and USB sockets.

Luxury En-Suite Shower Room

With frosted double glazed side aspect, oversized shower cubicle with glass concertina screen, chromium thermostatic shower control with wall bracket and hand shower, extractor fan, wall mounted vanity unit with inset sink and chromium mixer tap with drawers under and mirror fronted cabinet over, chromium towel warmer, back to wall WC, chromium dual flush, localised tiling, ceramic tiled flooring, shaver point.

Bedroom 2 - 12'6 into bay x 10'11

Double glazed bay front aspect, radiator, two double electric and USB sockets.

Bedroom 3 - 9'11 x 6'10

Double glazed front aspect, radiator.

Luxury Family Bathroom

Frosted double glazed rear aspect, P-shaped bath with glass shower screen, chromium thermostatic shower control, wall bracket and hand shower, wall mounted vanity unit with inset sink and having chromium mixer taps and drawers under and mirror fronted cabinet over, back to wall WC, chromium dual flush, chromium towel warmer, localised tiling, ceramic tiled flooring, extractor fan.

OUTSIDE

The property is approached by a wide self draining block paved driveway which provided hardstanding for a number of cars, with turfed areas to the sides.

A gated access leads to the rear garden which comprises a wide area of lawn and full width Indian stone paved patio.

Council Tax Band - to be determined

EPC Rating – to be confirmed

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.

