



Kitchen/Breakfast Room



Kitchen/Breakfast Room – view 2



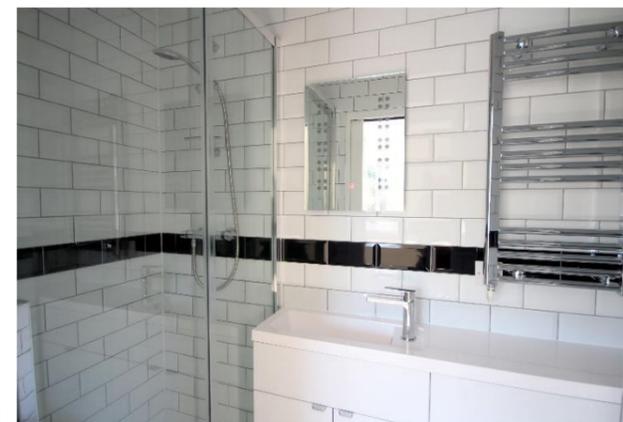
Living Room



Living Room – view 2



Bedroom 1



Bedroom 1 En-Suite Shower



Bedroom 2



Cloakroom



# COURTNEY GREEN

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Draft Details for

## **MOUNT COTTAGE, BRICK LANE, SLINFOLD, WEST SUSSEX RH13 0BE** **GUIDE PRICE £385,000 FREEHOLD**



An attractively designed and well-located semi-detached house situated in the enormously popular village of Slinfold, close to the South Downs link. Tucked away in a quiet location, the property has been well designed for young couple or perhaps a small family or even an investment for rental purposes. The high specification includes a stunning kitchen with slimline worktops /breakfast bar and quality integrated appliances, living room with doors out to garden, cloakroom, two good en suite bedrooms, 2/3 parking spaces, double glazing, electric radiator heating and a 10year Build Warranty. Due to be completed by the end of the summer, this is a superb opportunity to own a unique and cleverly designed New Home, and viewings are strongly recommended with the vendor's Sole Agents, Courtney Green.

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**SITUATION:** Slinfold is a much sought after and picturesque village almost midway between Billingshurst and Horsham (both have direct railway services to Victoria/London Bridge). The ancient St Peter's Church and the well regarded C E Primary School occupy central locations. For older children there is The Weald comprehensive school in Billingshurst and Tanbridge House secondary school in Horsham. Pennthorpe (mixed) and Farlington private schools are a short car journey away. There is a village store/post office and the well patronised Red Lyon Public House. Bus services to Horsham and Guildford run through the village and local sporting facilities include golf at Slinfold Park, and there are football, cricket and tennis clubs in the village and sports centres at Christ's Hospital and Broadbridge Heath.

Covered side **Entrance Door** with canopied **Porch**, composite security **Front Door** with double glazed spy light to

**Entrance Area**

With porcelain floor tiling, large useful under stairs storage cupboard with door operated light, door to

**Downstairs Cloakroom** With a white luxury suite of WC with concealed cistern, wash basin with mixer tap and cupboard beneath, part wall tiling and tiled floor, radiator, double-glazed window to the front.

**Kitchen/Breakfast Room**

Porcelain tiled floor and with an impressive range of soft close eye and base level cupboards by Symphony in a grey Shaker style with wood effect liners, the wall cupboards have adjustable shelving and with matching base level units with nest of drawers all with soft close action, contrasting slimline composite work tops and a range of quality appliances including Indesit brushed aluminium and mirrored glass multi function oven with four plate induction hob and extractor hood above, built in Kenwood fridge/freezer, slimline Candy dishwasher, under hung sink unit with 1 1/2 bowls and chrome mixer tap and with double-glazed window above, LED spotlights, large breakfast bar area with space for stools and open plan to the

**Living Room**

With quality cut vinyl floor, double-glazed French doors with matching side lights leading out to the patio and garden, radiator, TV aerial point, LED spotlights, staircase rising to the

**First Floor Landing**

With double-glazed window to the side, smoke alarm, door to

**Bedroom 1**

With a rear aspect double-glazed window, radiator, useful recess for wardrobe, high level TV aerial point, pull down hatch with ladder to the loft space with light, sliding pocket door to

**En-Suite Shower Room 1**

With a checkerboard hexagon tiled floor and fully tiled walls with an attractive bevelled tile in a brick bond with black border, quality range of fittings including an oversized shower cubicle with chrome mixer shower and glazed sliding door, decorative wash basin with mixer tap and large display ledge with cupboards below, close coupled WC, extractor fan, spotlight, illuminated mirror.

**Bedroom 2**

With a front aspect double-glazed window, radiator, high level TV point, sliding pocket door to

**En-Suite Shower Room 2**

With a checkerboard hexagon tiled floor and fully tiled walls with an attractive bevelled tile in a brick bond with black border, quality range of fittings including an oversized shower cubicle with chrome mixer shower and glazed sliding door, decorative wash basin with mixer tap and large display ledge with cupboards below, close coupled WC, extractor fan, spotlight, illuminated mirror.

**OUTSIDE**

To the front of the house there is a generous block paved area where there is space for 1 (possibly 2 cars), in addition to the rear is a further gated **Car Parking Space** and the

**Rear Garden**

Enjoying a southerly aspect with a large Indian sandstone patio. There is a block paved pathway.

**Council Tax Band** – Not yet banded

**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.

