



1, Pillar Box Cottages | Tower Hill | Horsham | RH13 0AH







# 1, Pillar Box Cottages

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**£425,000**

Tower Hill is one of Horsham's most desirable areas on the southern outskirts of the town. The property is approximately 1.5 miles from Horsham town centre with its many facilities and mainline train station, and approximately 1 mile from Christ's Hospital mainline train station. A well presented cottage with much charm and character. The property has been improved and offers quality modern living within a period cottage. Accommodation in brief comprises three good size bedrooms with modern white bathroom on the first floor with two generous reception rooms and modern "Shaker" style fitted kitchen with many integrated appliances. Outside there is a patio garden with large raised flower beds and a summer house. Parking is located to the side of the property. This lovely cottage has a wealth of period features and internal viewing is highly recommended to appreciate the property fully.



### Entrance

Part double glazed front door leading to:

### Hall

Quarry tiled floor, turning staircase to first floor, opening to:

### Dining Room

Aspect to the front, two double glazed windows, period style radiator.



### Lounge

Double aspect room with a centrepiece red enamel wood burning stove on raised hearth, two deep cupboards, recess with shelving, several walls with half wooden panelling, period style radiator, double glazed windows.

### Kitchen

Fitted with a range of cottage style units with contrasting dark wooden work tops comprising: work top with inset deep enamel Butler sink with period mixer tap having base cupboard under, integrated dishwasher and integrated washing machine, several further matching worksurfaces with storage cupboards and drawers beneath, integrated fridge and freezer, range of matching eye-level units, fitted Rangemaster five ring



cooker with matching extractor hood over, quarry tiled floor, double glazed double opening doors to outside.

### Landing

Cast iron fireplace, recessed cupboard, stained glass window.

### Bedroom One

Double aspect room, fitted wardrobe with hanging rails, further storage cupboards to side, cast iron fireplace, period style radiator, double glazed window.

### Bedroom Two

Fireplace which is currently boarded with the original cast iron fireplace stored in the attic. Double glazed window, radiator, recessed cupboard, also has access to boarded loft space.

### Bedroom Three

Fitted cupboard, double glazed window, radiator.

### Bathroom

Re-fitted with a period style suite comprising: ball and claw bath with antique style mixer tap with mixer shower over, pedestal wash hand basin, w.c., fitted cupboard, chrome heated towel rail, access to roof space, double glazed window, tiled floor.

### Outside

### Parking Space.

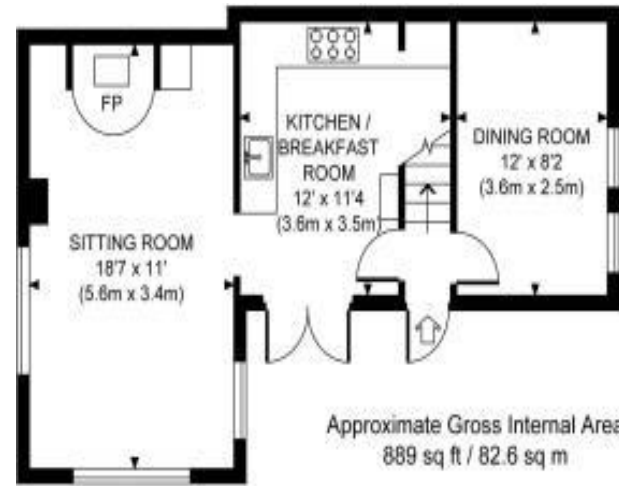
Situated at the side of the property.

### Gardens

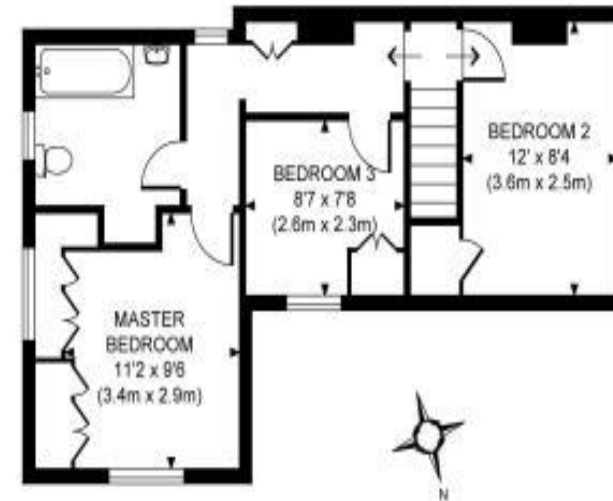
To the front of the property is a gate leading to a good sized terrace that is enclosed by a substantial garden wall. From the terrace, several steps then lead to a good sized flower bed with brick retaining walls. The path continues towards the rear boundary where there is a shingled area, further small terrace with a summerhouse. To the rear of the garden is a gate that gives additional access.

Council Tax Band = D.





GROUND FLOOR



FIRST FLOOR



**EPC RATING= D.**



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