



**Cottingham Avenue, Horsham, West Sussex, RH12 5HU**  
**Asking Price Of £850,000 Freehold**

  
**MARTIN & CO**



## Cottingham Avenue, Horsham

- Detached Chalet Bungalow
- Lovely Garden
- Four/Five Bedrooms
- Two Bathrooms, one on each Floor
- Sitting Room and Dining Room
- No Chain Above
- EPC E

Introducing this unique and spacious detached chalet style home located in a highly desirable private road.

This property offers ample space for families and professionals alike.

The current owners improved and re-modelled, so the property is now a bright airy home set on its own gardens within this private road location.

Entering the property into the hallway, you will immediately notice the well-proportioned rooms throughout. The ground floor features a large living room with a feature fireplace, perfect for cosy nights in, as well as a separate dining room with double glazed French doors leading out onto the patio terrace, enjoying the full garden vista.

The kitchen has been fitted with a range of contemporary





wall and base units with central island. Integrated appliances include a fitted double oven, hob with extractor above, dishwasher and there is space and plumbing for a washing machine and fridge freezer.

The ground floor also offers a generous study/bedroom, providing an excellent space for home working or guest accommodation. Completing the ground floor is the main bedroom with dressing area and contemporary ensuite bathroom.

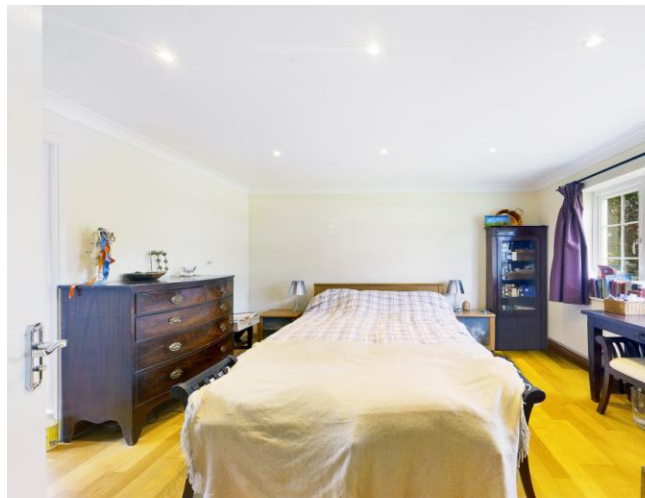
Upstairs, the property boasts three well-appointed bedrooms, each with plenty of natural light. There is large family bathroom with corner shower cubicle completing this level.

Externally, the property offers a beautiful and private garden, perfect for outdoor entertaining and relaxation. Additionally, the property benefits from a garage and off-street parking for several cars via the side gravelled parking area.

Located in a prime location, this property is within easy reach of Horsham town centre and its excellent range of shops, restaurants, and amenities. Horsham train station is also just a short distance away, providing easy access to London and other surrounding areas.

In summary, this stunning detached chalet style home offers exceptional space and high-quality finishes, making it the perfect family home. An early viewing is highly recommended to fully appreciate what this property has to offer.

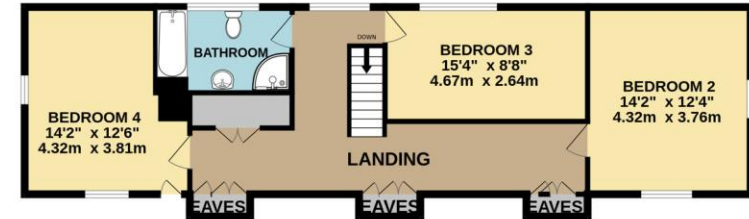
Further details and viewing arrangements, please call  
Martin & Co – Horsham branch  
01403 248222



GROUND FLOOR  
1405 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1978sq.ft. (183.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

# 01403 248222

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.