



Cottingham Avenue, Horsham, West Sussex, RH12 5HU.
Offers In Excess Of £800,000 Freehold



- Detached Chalet Bungalow
- Lovely Garden
- Four/Five Bedrooms
- Two Bathrooms, one on each Floor
- Sitting Room and Dining Room
- Contemporary Kitchen
- Ground Floor Bedroom with Dressing Area and Ensuite
- No Chain Above
- EPC E
- Viewing Recommended

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 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.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



For further information and viewing arrangements please call

Martin & Co Horsham branch

Tel : 01403 248222

Email : horsham@martinco.com

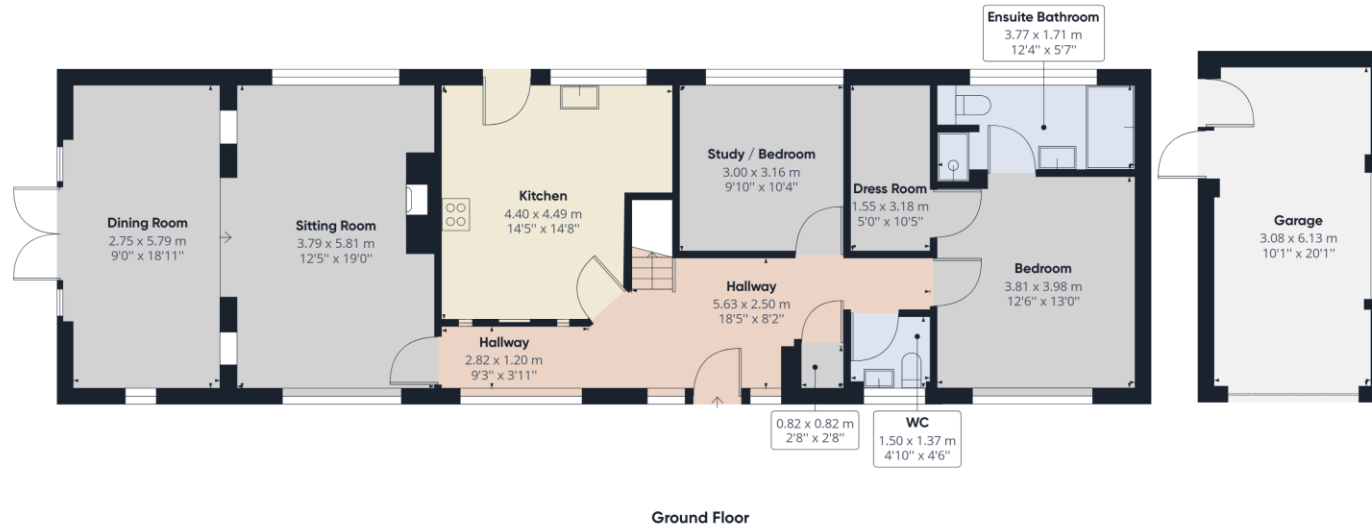
Information

Freehold

All mains services connected





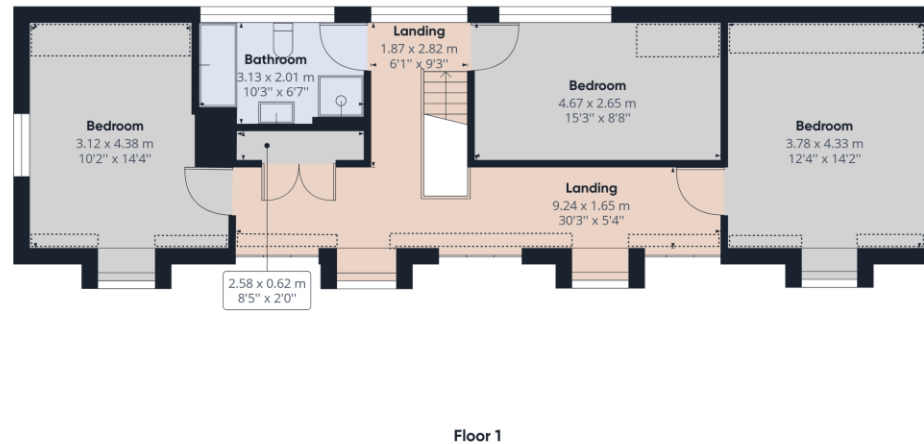


Approximate total area⁽¹⁾

204.98 m²
2206.39 ft²

Reduced headroom

7.98 m²
85.85 ft²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

