



5 Thrift Cottages Nuthurst Road, Monks Gate

Guide Price £395,000

5 Thrift Cottages Nuthurst Road

Monks Gate, Horsham

Situated in the small hamlet of Monks Gate, this delightful home offers a semi-rural location with nearby countryside walks and amenities.

The property benefits from an entrance porch which provides a convenient space for shoe storage. The spacious sitting/dining room creates a welcoming and airy room providing an open space while having the ability to feel like two separate rooms. The sitting room features an exposed brick fireplace and bay window overlooking the front. The dining room provides ample space for a dining table and chairs with plenty of natural light from the windows. The separate kitchen has a range of wooden wall and base cabinets with a door to the garden patio. Also of note to the ground floor is convenient cloakroom and door access to the driveway.

To the first floor, there are two double bedrooms, with bedroom one situated to the front of the property. The generous family bathroom features a bath, wash hand basin and low-level WC.

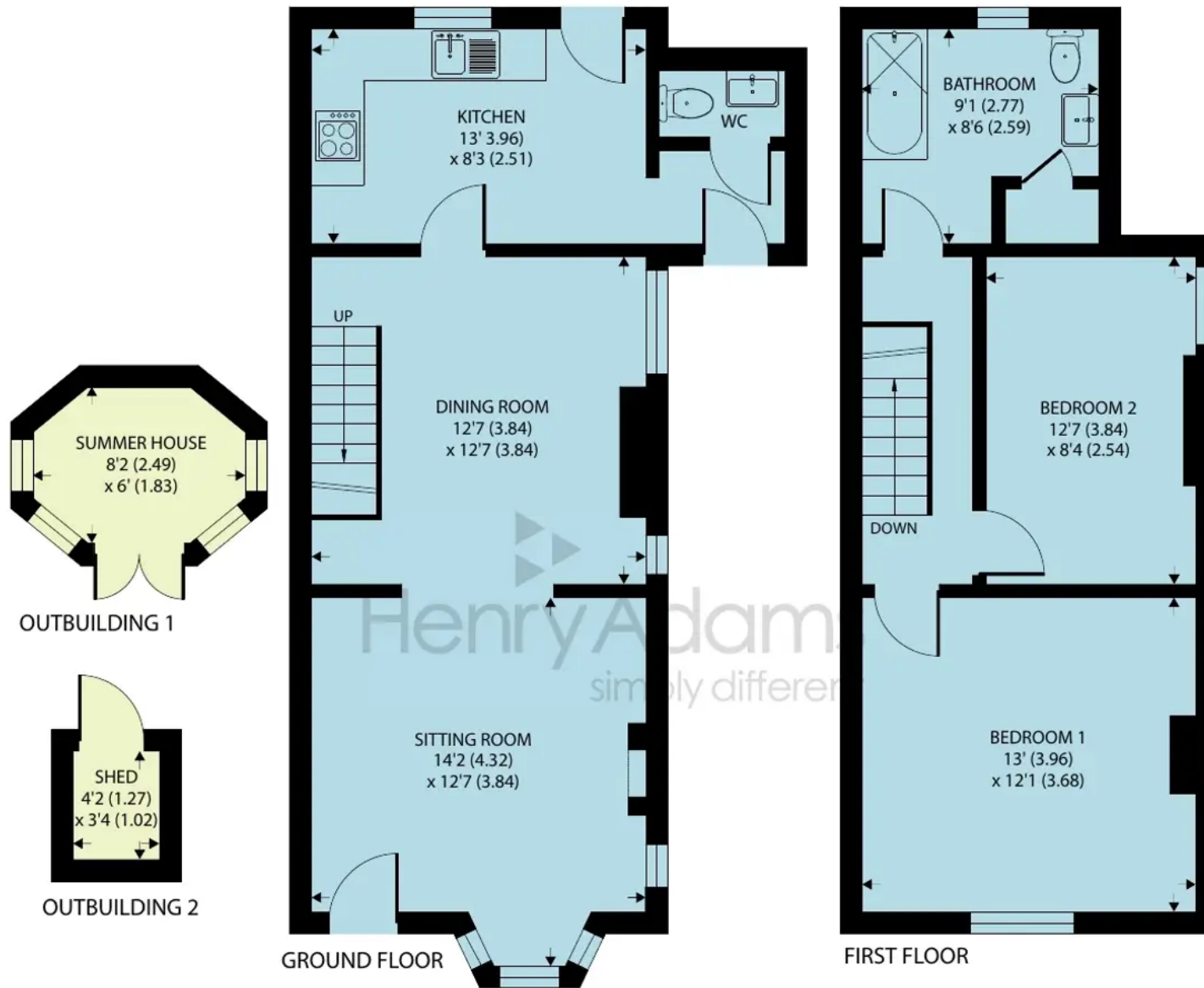
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- NO ONWARD CHAIN
- Two bedroom cottage
- Sitting room with a fireplace
- Dining room
- Family bathroom
- Summer house





5 Thrift Cottages, Nuthurst Road, Monks Gate, Horsham, RH13 6LG

Approximate Area = 881 sq ft / 81.8 sq m

Outbuildings = 56 sq ft / 5.2 sq m

Total = 937 sq ft / 87 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1047358



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.