



44 Kensett Avenue, Southwater

Guide Price £775,000

 Henry Adams
estate agents

44 Kensett Avenue

Southwater, Horsham

This beautifully presented four bedroom detached family home has a well thought-out blend of living and bedroom space arranged over two floors and is ideally located with a fabulous open outlook over the development green within the Broadacres development. The property also has immediate access to the Downs Link trail as well as nearby countryside, a selection of well-regarded local schools and Horsham town centre. To the ground floor, the reception hallway welcomes you and double doors lead into the superbly presented open plan kitchen/dining/family room. The kitchen has a range of wall and base cabinets with a modern and contemporary style, along with a selection of Bosch high-end integrated appliances, including ovens, induction hob, dishwasher and fridge/freezer. There is also complimenting granite work surfaces as well as double doors stepping directly onto the rear garden terrace. Further reception space to the ground floor includes a sitting room and separate dining room, both of which enjoy fabulous views to the front aspect over the Broadacres Green. Also of note to the ground floor is a cloakroom and useful storage space which includes plumbing and space for the washing machine. To the first floor, the main bedroom capitalises on the views as well as having a walk-in dressing room and a well-equipped en-suite bathroom with a large walk-in shower, separate bath, a low-level WC and wash hand basin, all with quality chrome fittings and Italian style tiling. There are three further bedrooms, all of decent proportions as well as a well-equipped family bathroom which also has a walk-in shower, separate bath, a wash hand basin and a low level WC, presented to an equally high specification with a modern and contemporary style.

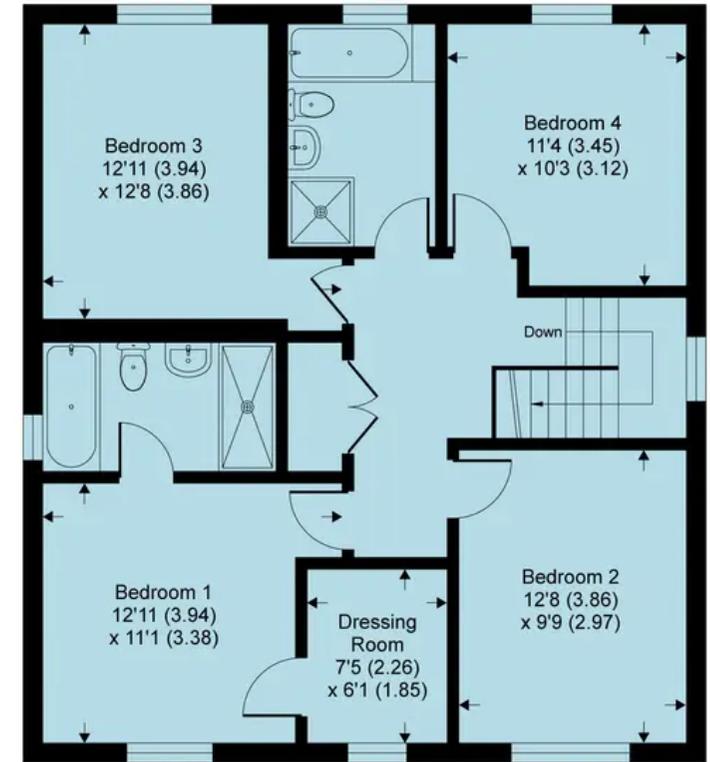


Kensett Avenue, RH13

Approximate Gross Internal Area = 171 sq m / 1846 sq ft
Approximate Garage Internal Area = 19 sq m / 204 sq ft
Approximate Total Internal Area = 190 sq m / 2050 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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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.