



Duncans, Emms Lane, Brooks Green

Guide Price £900,000

Duncans, Emms Lane

Brooks Green, Horsham

This delightful and deceptive detached chalet bungalow is situated in a semi-rural location and boasts a high specification to the kitchen and bathrooms, as well as having double glazing throughout. To the ground floor, the property is accessed via a generous reception hallway which has oak flooring running throughout the property. There is also an oak and glass staircase leading to the first floor. The light and airy bespoke kitchen features an electric Aga with glass splash-back and seamless Corian worktop with integrated sinks. The dining area offers space for family occasions and social gatherings whilst enjoying an aspect to the front of the property. Leading off the kitchen is the utility room with stable door. There is also a shower room with WC and wash hand basin. The main sitting room is of generous proportions and has views out to the rear of the property as well as double doors that open onto the rear garden terrace. There is also a brick built fireplace with an integrated log burner which is ideal for crisp winter evenings. Adjacent to the sitting room is a conservatory that can be used as an additional reception area. There are two bedrooms to the ground floor, the main bedroom is currently used as a dining room and has an accompanying en-suite wet room which is finished to a modern and contemporary style. The other bedroom on the ground floor is also used as a study. To the first floor, there are two generously proportioned bedrooms, one of which enjoys a double aspect to the front and rear of the property. There is spacious family bathroom - it features a bath with shower attachment, a low level WC and a wash hand basin, plus a heated towel rail and stylish tiling to the walls.

Council Tax band: F

Tenure: Freehold



Emms Lane, RH13

Approximate Gross Internal Area = 187 sq m / 2008 sq ft
 Approximate Garage Internal Area = 23 sq m / 246 sq ft
 Approximate Outbuildings Internal Area = 38 sq m / 406 sq ft
 Approximate Total Internal Area = 248 sq m / 2660 sq ft
 (excludes carport)



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.



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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