



## Deercopse Guildford Road, Clemsfold

Guide Price £600,000



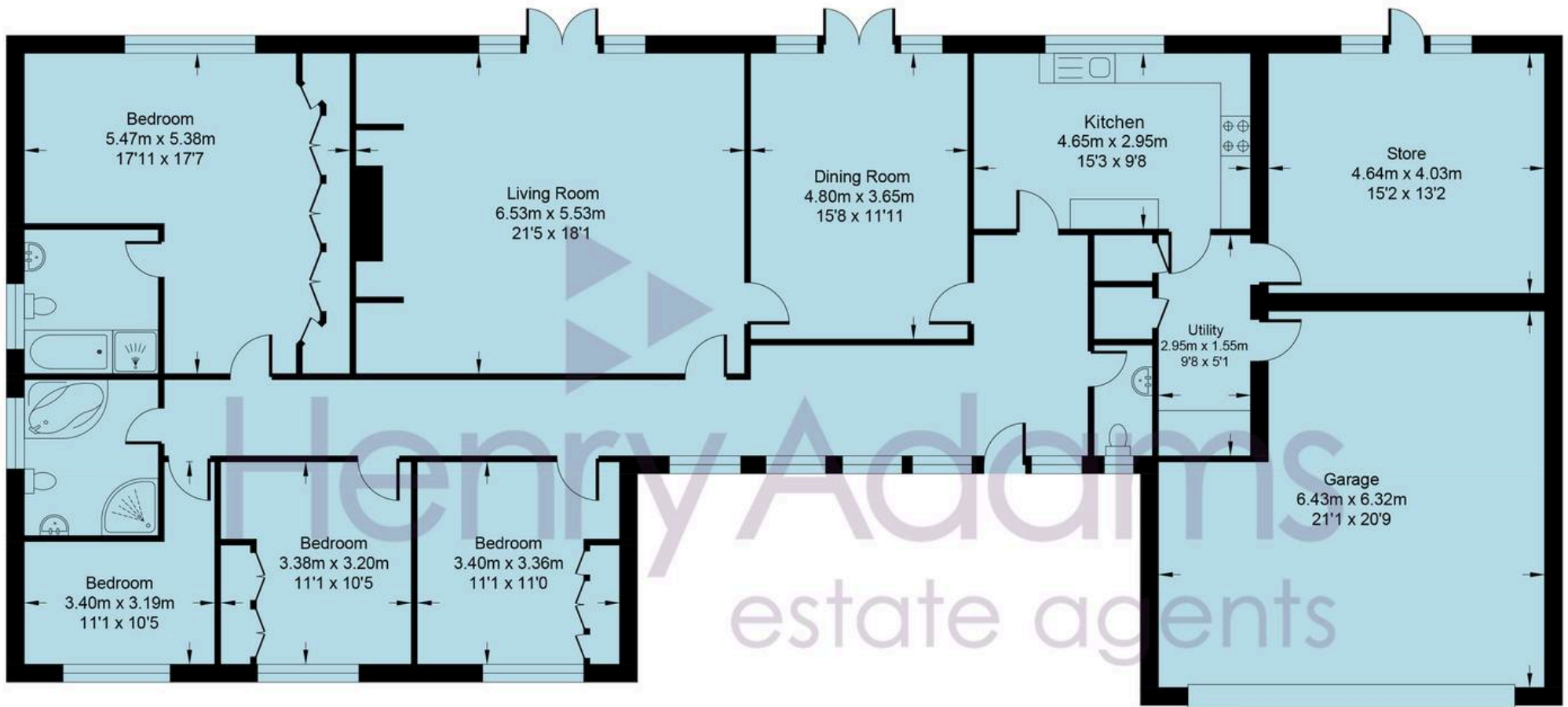
# Deercopse Guildford Road

Clemsfold, Horsham

This spacious four-bedroom detached bungalow offers an exceptional opportunity for buyers seeking a home with huge potential to improve and extend (subject to the necessary planning permissions). The property is available with vacant possession and no onward chain, making it an attractive prospect for those looking to move swiftly. The generous accommodation includes a large living room with fireplace. The kitchen is complemented by a separate utility room and a convenient WC, adding to the practicality of the layout. There are four well-proportioned bedrooms, offering ample space for family members or guests, as well as two bathrooms for added convenience.

Outside, the property boasts a long driveway leading to the front of the bungalow, offering parking for several cars. The generous plot provides scope for landscaping or further development (subject to the appropriate consents), ( land approaching 5 acres ) allowing buyers to create their ideal outdoor environment. The front garden is mainly laid to lawn, with mature shrubs and trees adding a sense of privacy and greenery. The rear garden offers plenty of space for children to play, outdoor dining, or simply relaxing in the sunshine. Whether you are looking to create a beautiful family home or seeking a project with significant potential, this detached bungalow represents a rare and exciting opportunity in a sought-after location.





## Guildford Road

Approximate Area = 2090 sq ft / 194.2 sq m

Garage = 391 sq ft / 36.3 sq m

Total = 2481 sq ft / 230.5 sq m

For identification only - not to scale











The property also benefits from a double garage, ideal for secure parking or storage, with an additional store room situated behind, providing further flexibility for hobbies, a workshop, or extra storage.

Agents note - land approaching 5 acres

You can enjoy village life with Broadbridge Heath and Slinfold within close proximity and the historic market town of Horsham is approximately 1.5 miles from the development. Broadbridge Heath itself offers Newbridge Garden Centre, a post office, hairdressers, pub and primary school. Tesco is nearby and there is a bus service taking you into Horsham.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











## Henry Adams – Horsham

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