

£575,000

£550,000

Garnham
H Bewley

24 Home Platt, Sharpthorne



- Detached Family Home
- Five Bedrooms
- Kitchen/Sitting/Dining Room
- Study/Guest Bedroom
- Utility/Downstairs W.C.
- Bathroom and En-suite
- Cul-de-sac Location
- Garage and Driveway

For further information contact Garnham H Bewley:

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24 Home Platt, Sharpthorne, West Sussex RH19 4NZ

Guide Price £550,000 to £575,000. Garnham H Bewley are pleased to present to the market this spacious extended five bedroomed detached family home nestled within a cul-de-sac location within the ever-popular village of Sharpthorne. The property offers light and airy accommodation to suit most family needs and currently boasts a 33ft kitchen/sitting/dining room, lounge, study, utility, downstairs W.C., five bedrooms to the first floor, master bedroom benefitting from en-suite, family bathroom and garage. Outside the gardens have been wonderfully landscaped offering a great deal of privacy and to the front there is driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into storm porch with door leading through to the lounge which provides stairs leading to the first floor and feature fireplace. The kitchen/sitting/dining room has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, electric hob with extractor, fridge/freezer, two windows to the rear aspect and French doors onto the garden. The utility is situated off the kitchen with double butler sink, space for slimline dishwasher, washing machine, access to downstairs W.C., storage cupboard, internal door to the garage and door leading to the garden. There is also the study set to the front aspect which is versatile in its use.

The first floor consists of landing with access to airing and storage cupboard. The main bedroom is situated to the front aspect with built-in wardrobes and access to the en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C. and extractor fan. Bedrooms two and three both overlook the rear providing stunning views across countryside. Bedrooms four and five are set to the front aspect with bedroom four providing built-in wardrobe. There is also the family bathroom which has been fitted with a tile enclosed bath, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the rear aspect.

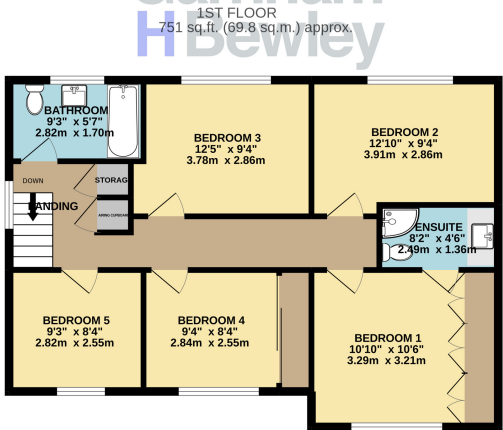
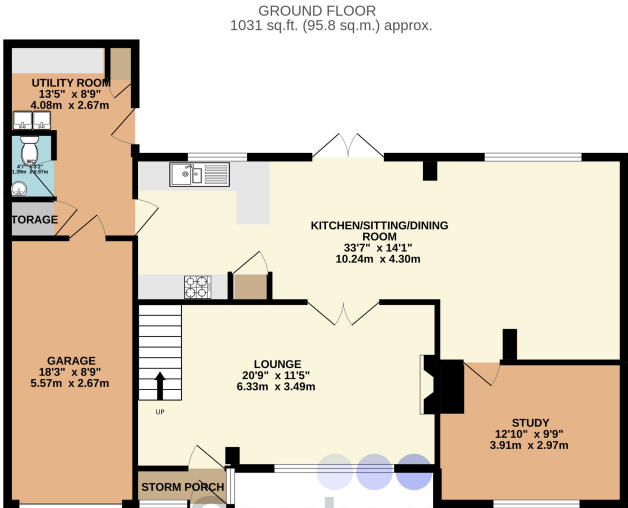
Outside the rear garden has been landscaped providing patio areas ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. There is a summer house to the rear of the garden and storage shed. To the front there is the driveway leading to the garage which comes complete with light, power and up and over door.

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Welcome
Home

Accommodation



TOTAL FLOOR AREA : 1782 sq.ft. (165.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62022

Ground Floor

Lounge

20' 9" x 11' 5" (6.32m x 3.48m)

Kitchen/Sitting/Dining Room

33' 7" x 14' 6" (10.24m x 4.42m)

Utility

Study

11' 8" x 10' 0" (3.56m x 3.05m)

Downstairs W.C.

First Floor

Landing

Main Bedroom

13' 3" x 9' 7" (4.04m x 2.92m)

En-suite

Bedroom 2

11' 8" x 8' 4" (3.56m x 2.54m)

Bedroom 3

11' 1" x 9' 4" (3.38m x 2.84m)

Bedroom 4

9' 4" x 8' 2" (2.84m x 2.49m)

Bedroom 5

9' 2" x 8' 4" (2.79m x 2.54m)

Family Bathroom

9' 2" x 5' 4" (2.79m x 1.63m)

Outside

Garden

Garage

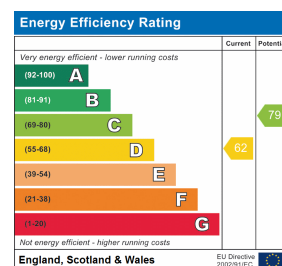
18' 3" x 8' 9" (5.56m x 2.67m)

Driveway



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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Lesseehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.