



47 Cootes Avenue, Horsham

Guide Price £485,000

 **Henry Adams**  
estate agents



# 47 Cootes Avenue

Horsham,

A delightful three bedroom, two reception room, semi-detached family home located in an ideal situation on the West side of Horsham. The property also backs straight onto the Riverside Walk and in the area there is a selection of well-regarded local schools, Horsham town centre and the mainline train station. The property is in need of modernisation and improvement and has the opportunity for extension (subject to the usual planning consents). To the ground floor; the reception hallway welcomes you and leads into the main sitting room which has an aspect to the front of the property, there is a separate dining room along with a kitchen which has a range of wall and base cabinets and space for freestanding appliances. Leading from the kitchen is a conservatory/garden room. Also of note within the kitchen is an access to a basement cellar which makes a useful store space.

Stairs lead to the first floor; the main bedroom enjoys an aspect to the front of the property and has fitted wardrobe space, the second bedroom has views over the rear gardens and the third bedroom offers an aspect to the front of the property. The main bathroom has a wall mounted shower over the bath along with a wash hand basin and low level WC.

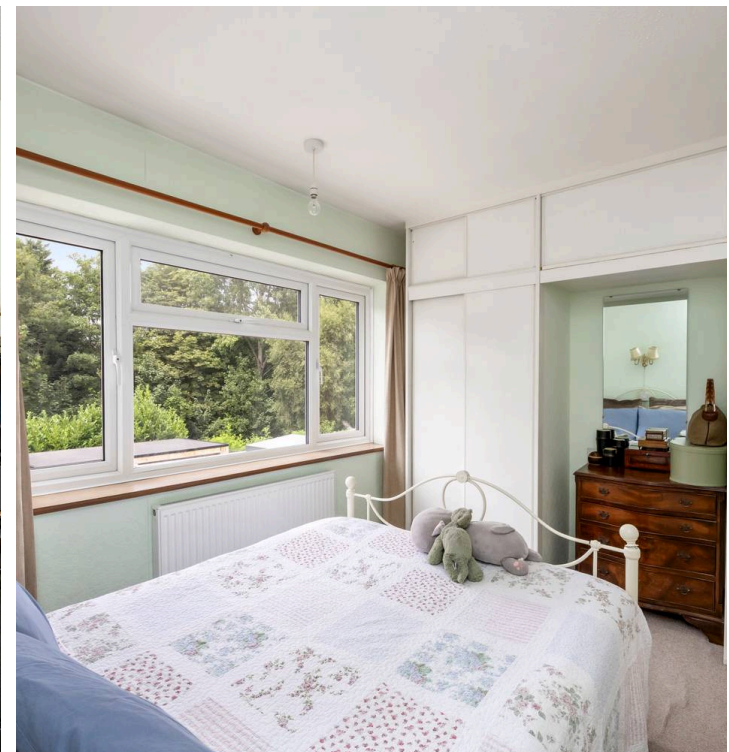
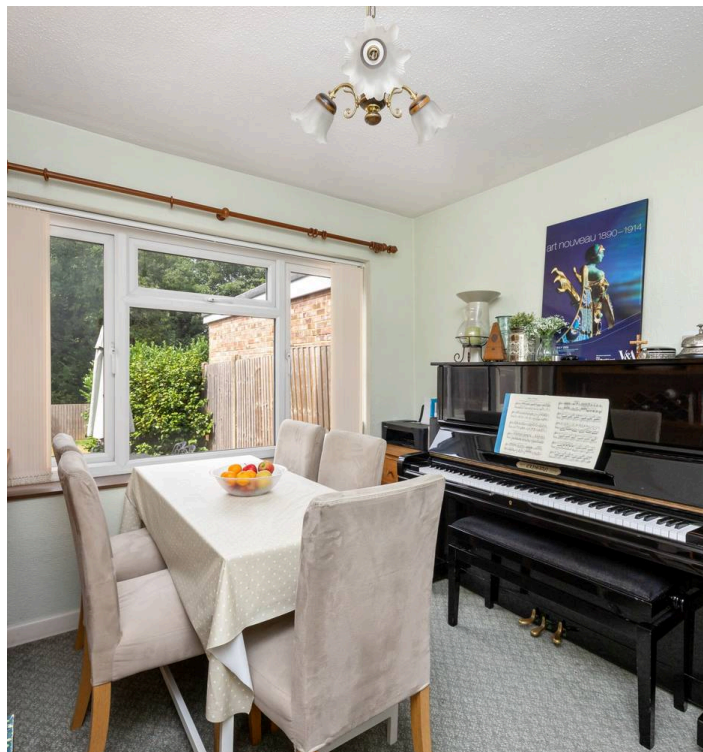
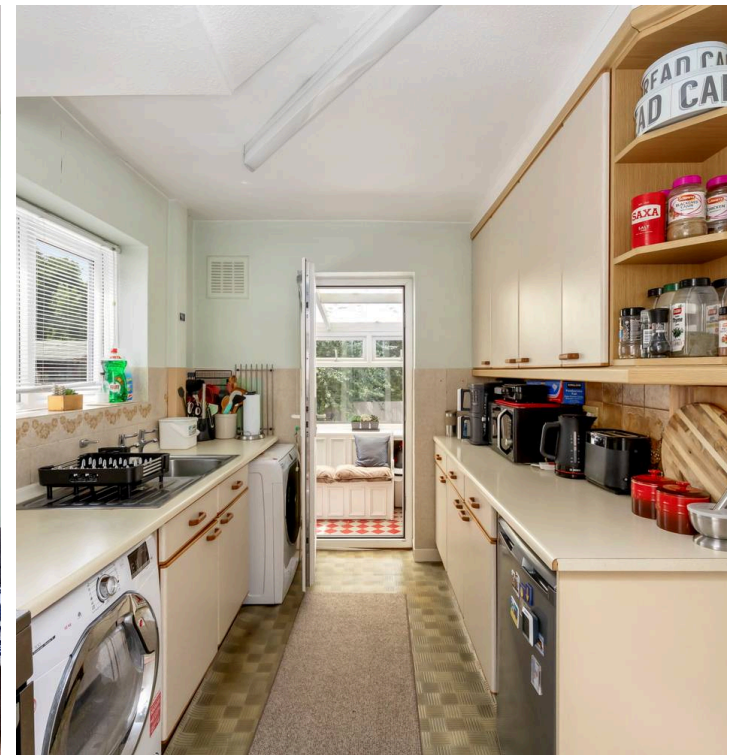
## Outside

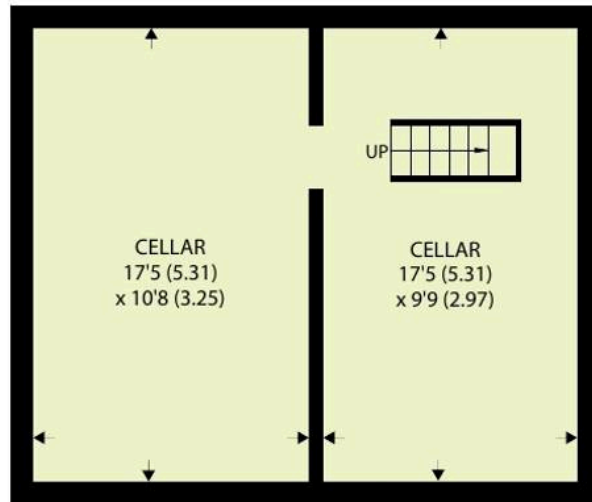
The property has driveway parking that leads to a garage which has an up and over door and the benefit of side access gate to the rear garden. The rear garden is main lawn and incorporates a timber built storage shed.

Council Tax band: D

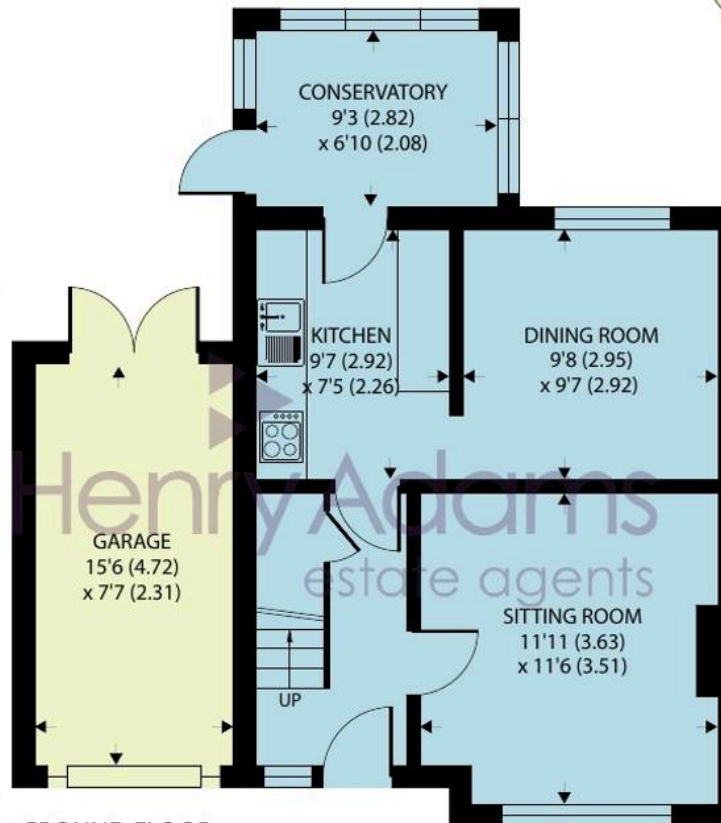
Tenure: Freehold

EPC Energy Efficiency Rating: C

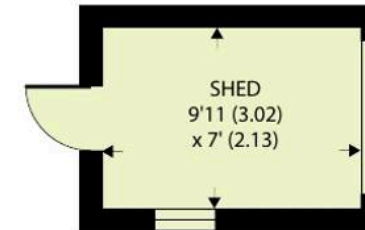




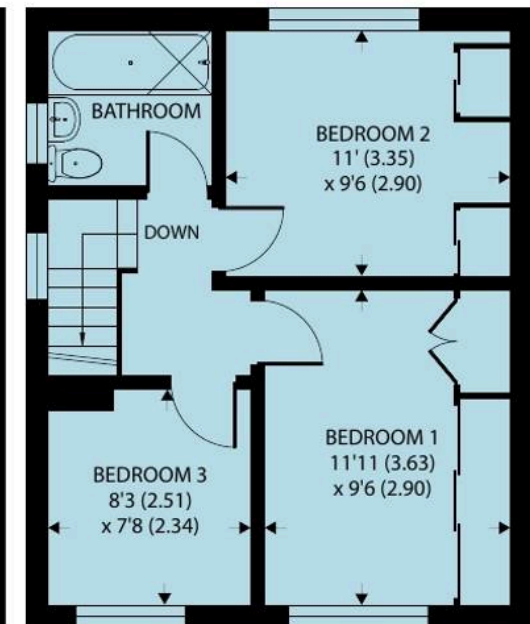
CELLAR



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Approximate Area = 1217 sq ft / 113 sq m

Garage = 119 sq ft / 11 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1406 sq ft / 130.6 sq m

For identification only - Not to scale





## Henry Adams - Horsham

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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.