



## Talgarth

Horsham Road, Handcross, West Sussex. RH17 6DH



Mark Revill & Co

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£625,000

Talgarth is an individual detached chalet style bungalow built in the 1950's with later additions offering exceptionally spacious accommodation primarily arranged on the ground floor. This delightful bungalow is set in extremely well kept gardens extending to just under a third of an acre enjoying a southerly aspect arranged mainly as level lawns with an extensive two-tier paved terrace, brick built workshop/home office and a large garden shed. The accommodation comprises 3/4 bedrooms (two on the first floor), a generous L shaped sitting and dining room, fitted kitchen with breakfast room, double glazed garden room, bathroom and wc. The property has been rewired, has the benefit of gas fired central heating and double glazing and there is an integral garage approached by a long private drive with turning area offering parking for several vehicles. The property offers excellent scope for an extension, subject to obtaining the usual planning consents.

Talgarth occupies a much favoured village location backing onto allotments and within a short walk of the High Street which offers a range of shops, amenities, primary school and recreation ground. The renowned National Trust Nymans Gardens (residents can apply for a pass) is at the southern edge of the village and the A23 is close at hand providing a direct route to the motorway network and nearby Gatwick Airport (10.3 miles). Haywards Heath lies 7.2 miles to the east, Crawley 4.6 miles to the north and Horsham 6.5 miles to the west, all of which offer a comprehensive range of shops, array of restaurants, leisure facilities and a mainline railway station.



## GROUND FLOOR

**Recessed Porch** Quarry tiled step. Outside light. Attractive double glazed composite front door. Built-in coats/store cupboard. Radiator.

### Sitting and Dining Room L Shaped

**Sitting Room** 23' x 12'9" (7.01m x 3.89m) Feature natural stone fireplace and chimney breast flanked by display shelf and plinth for TV with video recess beneath, wide hearth, timber clad recess to either side. Pine clad wall incorporating tall built-in shelved cupboard with cupboard over. 2 double glazed windows. 2 radiators. Wide opening with timber effect beam to:

**Dining Room** 14'3" x 12'5" (4.34m x 3.78m) Double aspect with large double glazed window. Sliding door flanked by tall double glazed windows to rear garden. Wide opening to:

**Breakfast Room** 12'3" x 6'5" (3.73m x 1.96m) Leaded light port hole window. Double glazed window. Radiator. Wall cupboards. Vinyl flooring. Opening with timber effect ceiling beam to:

**Kitchen** 10'8" x 9'6" (3.25m x 2.90m) Comprehensively fitted with an attractive range of timber fronted units comprising inset composite bowl and a half sink with mixer tap, extensive work surfaces, cupboards and drawers under. Fitted **4 ring gas hob** with extractor hood over. Built-in Neff **electric double oven**, cupboard under and over. Range of wall units including glazed cupboards, further range of tall wall cupboards. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring.

**Rear Hall** Part glazed timber panelled door to outside. Radiator. Glazed door to Garden Room.

**Cloakroom** Close coupled wc, pedestal basin. Wall cupboard. Double glazed window. Part tiled walls. Vinyl flooring.

**Double Glazed Garden Room** 11'7" x 7'6" (3.53m x 2.29m) Double glazed ceiling and on two sides with door to rear garden. Quarry tiled floor.

**Bedroom 1** 12' x 11'11" (3.66m x 3.63m) Double aspect. 2 wall light points. 2 double glazed leaded light windows. Radiator.

**Bathroom** Suite comprising bath with traditional mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Built-in airing cupboard housing newly installed Worcester gas boiler and slatted shelving. Half tiled walls. Vinyl flooring.

**Inner Hall/Study** 11'10" x 9'3" (3.61m x 2.82m) Wall light point. Double glazed leaded light window. Radiator. Open tread staircase to:

## FIRST FLOOR

**Landing** Range of fitted cupboards with louvre doors including double wardrobe with cupboards over and high level cupboard over stairwell. 2 wall light points. Double glazed window.

**Bedroom 2** 16' x 10'2" (4.88m x 3.10m) Built-in shelved cupboard with louvre door. Door to eaves storage. Double glazed window. Radiator.

**Bedroom 3** 13' x 10'6" (3.96m x 3.20m) Door to eaves storage. 2 wall light points. Double glazed leaded light window. Radiator.

## OUTSIDE

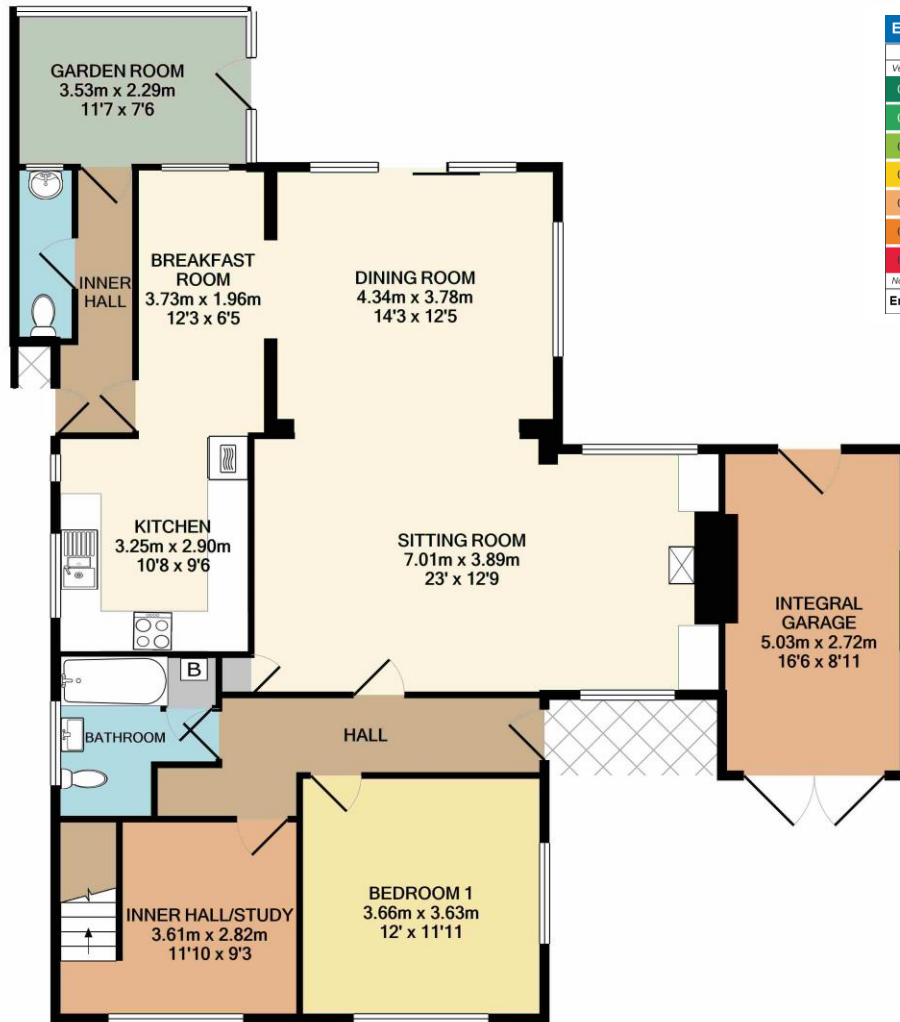
**Integral Garage** 16'6" x 8'11" (5.03m x 2.72m) Double doors. Light and power. Gas and electric meters. Eaves storage.

**Long Private Drive and Turning Area** Offering parking for 4-5 vehicles. Outside light.

**Large Front Garden** Neatly laid to lawn with flowering cherry tree, concrete path. Post and rail fencing to front and party boundary.

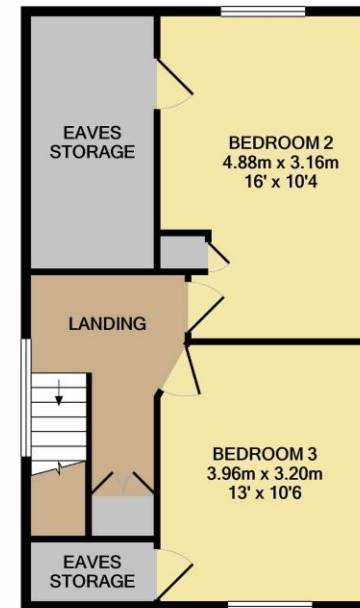
**Lovely South Facing Rear Garden** Extending to about 105 feet (32m) in length x 46 feet (14.02m) in width. Arranged with an extensive two tier paved sun terrace with inset beds, retaining wall and steps opening to a large level lawn planted with a variety of trees including fruit trees and mature magnolia, garden well. Brick built **outhouse/workshop** 14'6 x 9'7 (4.42m x 2.92m) ideally suitable as a home office arranged as two areas with light and power points, fitted work bench and shelving and wall cupboards. **Timber shed**. The garden is fully enclosed by clipped evergreen hedges. Outside light and water tap. Access with gate to either side of the property. **In all about 0.3 of an acre.**





GROUND FLOOR  
APPROX. FLOOR  
AREA 124.2 SQ.M.  
(1337 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1ST FLOOR  
APPROX. FLOOR  
AREA 45.8 SQ.M.  
(493 SQ.FT.)

TOTAL APPROX. FLOOR AREA 170.0 SQ.M. (1830 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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