



Viveiro

Farthings Hill, Horsham, West Sussex, RH12 1TS



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Alex Harvey
A passion for property

Viveiro

An impressive, brand new three-bedroom detached bungalow, situated on a generous plot with extensive driveway parking. Located just off Farthings Hill, close to local amenities and within a short distance of Horsham town centre.

- HIGH SPECIFICATION NEW BUILD
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN LIVING
- GENEROUS GARDEN
- AIR SOURCE HEATING
- 10 YEAR NEW BUILD WARRANTY



The spacious entrance hall, with a useful cupboard, hatch to loft storage, leads to all three bedrooms, kitchen/sitting/dining room, and the family bathroom.

The primary living space of the property is particularly spectacular, with vaulted ceiling and finished to a high specification, including designer lighting. The kitchen area has been fitted with modern units, Quartz worktops, inset 1 ½ sink with mixer tap, and mirrored splashbacks. The useful central island provides extra workspace, cupboard space, wine cooler and space for barstools. Appliances include split-level oven and combi-microwave oven, ceramic induction hob with extractor over and integrated dishwasher and double fridge/freezer. There is space and plumbing for a washing machine. To the rear of this spacious room are triple sliding doors providing copious amounts of natural light and leading out into the rear garden.

Bedroom one has built-in wardrobes and an en-suite shower room, fully tiled and fitted with a modern suite and heated towel rail. Bedroom two also has built-in wardrobes and the family bathroom has been fitted with a white suite comprising low-level w.c. with concealed cistern, basin unit with cupboard, free-standing bath, and separate shower cubicle.

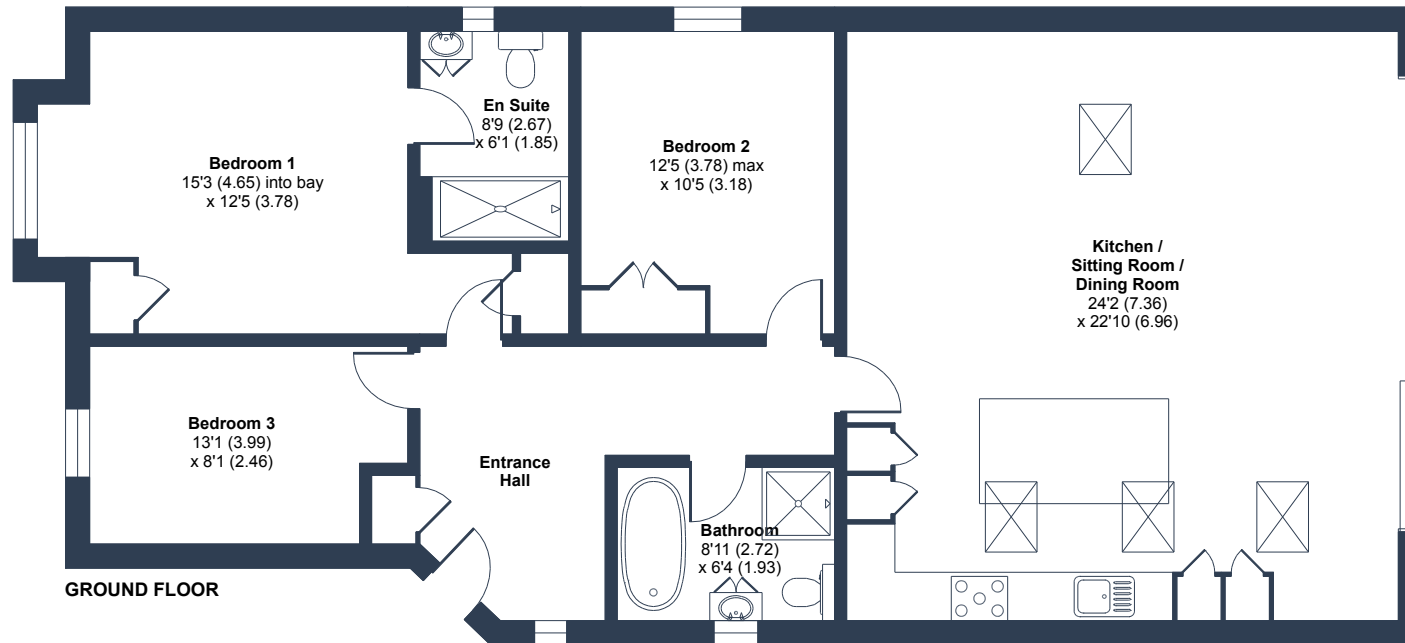


OUTSIDE

To the front of the property is an area of driveway parking for numerous vehicles and two side pathways, both leading to the rear garden. Approaching 80ft in length, the rear garden has a generous area of patio, ideal for al-fresco dining and entertaining, with steps leading up to the lawn with mature trees and shrubs.

Horsham is a popular market town in the county of West Sussex. For the commuter, Horsham mainline railway station is a short drive away, offering regular services to London and the south coast. The Carfax in the town centre is also a short distance away, offering a wide range of restaurants, services, and shopping facilities. A selection of schools, both private and state are within a short distance of this home.





Approximate Area = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex Harvey Estate Agents. REF: 803007

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, air source heating, water and mains drainage are currently connected to the property.
Council Tax Band - To be advised by HDC. EPC - B. Reference ASH210087

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**



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