



DOWN'S ROAD

WEST SUSSEX, PO18 9BP

The Coach House is a modern and beautifully presented detached family home in a superb rural setting. Featuring a spacious reception hall off which lies a sitting room with oak flooring throughout and open fireplace with bi-fold doors providing access out onto the extensive rear garden. Double doors open to a second reception room with wood floor continuing. There is also a separate study, cloakroom and walk-in boot room. Open plan kitchen/breakfast/living room with two sets of bi-fold doors providing access out onto a terrace and rear garden. The ground floor has underfloor heating. The first floor includes five bedrooms, two of which have en-suite facilities and there is also a family bathroom and a first floor utility room. Outside the property has ample parking for several vehicles, a detached garden building with adjoining store. To the rear of the property there are extensive lawned gardens surrounded by mature hedging and trees providing a good degree of privacy.



hancock
Lettings & Estate Agents

DOWNS ROAD

- Rural Location • Five Bedroom • Modern Throughout • Kitchen/Breakfast Room • Two Reception Rooms • Two En Suite Bathrooms • Family Bathroom • Study/ Dining Room • Large Garden, Off Road Parking • Unfurnished



Coach House, Downs Road, PO18 9BP
 APPROXIMATE GROSS INTERNAL AREA = 3547 SQ FT / 329.5 SQ M
 OUTBUILDING = 89 SQ FT / 8.3 SQ M
 (EXCLUDING OPEN AREA)
 TOTAL = 3636 SQ FT / 337.8 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 Council Tax Band: G