



**Ridgehurst Drive, Horsham, Sussex RH12 1XF**  
**Asking price £265,000**

**& LINES**  
*James*

## Ridgehurst Drive, Horsham

- NO CHAIN
- SEMI-DETACHED HOUSE
- ONE BEDROOM
- GOOD LOCATION
- ALLOCATED PARKING
- SECLUDED COURTYARD GARDEN
- EPC RATING C
- COUNCIL TAX BAND B
- FREEHOLD

**\*\* Offered for sale with no onward chain\*\*** A delightful freshly decorated one bedroom semi-detached house situated within walking distance of the town centre, benefiting from its own private garden overlooking woodland. Viewing advised to appreciate the position and privacy of this property offers.

### Location

The property is tucked away within a popular cul-de-sac located off Hills Farm Lane. The town centre is within a short walk, with Horsham Cricket and Tennis Club also in easy reach on foot. Access to the riverside walking path is close by, making a number of walks available with ease. By car the A264 and A281 are only a short drive away, connecting the road networks to London, Gatwick and the south coast. The mainline station is just under two miles away offering service to London Victoria in under an hour. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.

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### Property

An entrance porch provides space for coats and shoes with a glazed door leading into the dual aspect living room. The kitchen is fitted in a range of light wood eye and base level units with complementing grey worktops and tiled splash backs. There is a useful under stairs storage cupboard in the kitchen. A turning staircase leads to a landing where there is a further storage cupboard. Dual aspect double bedroom featuring built in wardrobes. The bathroom is fitted in a white suite with shower over bath. Partially tiled walls with built in shelf over the basin and a chrome heated towel rail create a modern finish. The bathroom further benefits from a large window allowing plenty of natural light and ventilation.

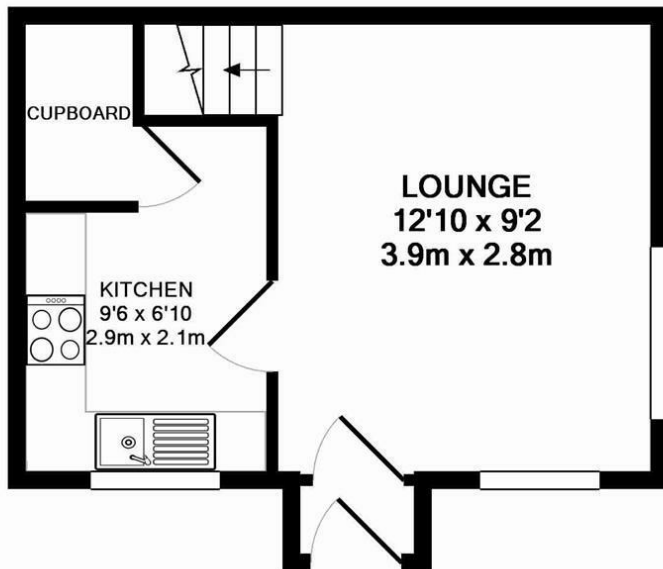
Additional features include double glazing throughout and gas central heating to radiators.

### Outside

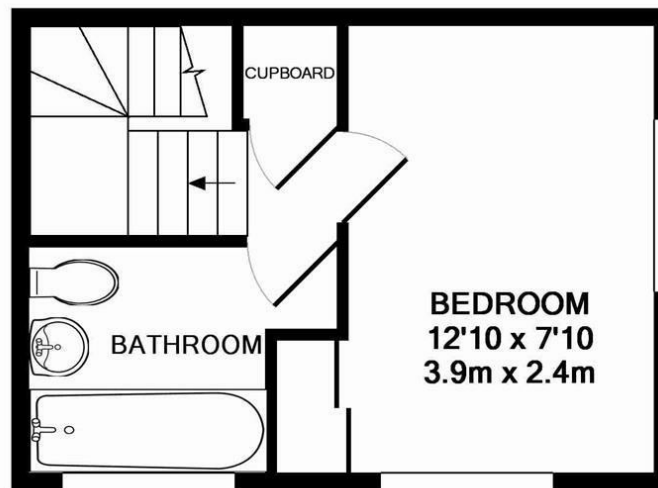
From the parking area there is a path leading round to the property making its position very secluded. Access to the property is via the courtyard garden where a stepped path leads to the front door. The garden offers privacy with a wonderful outlook over woodland and a river and is predominantly laid to shingle for easy maintenance. A York stone patio creates the perfect spot to relax and enjoy the peaceful surroundings.

There is an allocated parking space and additional parking on the road with no restrictions.





GROUND FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 225 SQ.FT.  
(20.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	77	76	77

**Energy Efficiency Rating:** A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 76 (D) and the potential is 77 (D).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions). The current rating is 76 (D) and the potential is 77 (D).

England & Wales EU Directive 2002/91/EC