



The Coach House | Broadwater Lane | Horsham | West Sussex | RH13 6QW

H.J. BURT
Chartered Surveyors : Estate Agents



- Detached one bedroom property
- EPC: C | Council Tax: A | Deposit: £1,384.00
- Beautifully presented
- Private garden
- Parking
- Superb accessible rural location

Description

A beautifully presented and rarely available detached one bedroom property with private garden area and parking, situated in a super rural location yet offering excellent access to main routes and to Horsham. The spacious accommodation has been recently decorated and carpeted and comprises lounge with french doors to garden and open plan to modern fitted kitchen, large double bedroom and modern ensuite bathroom. Private garden overlooking adjoining fields. Garage available be separate negotiation.

Bedroom 12' 9" x 11' 3" (3.892m x 3.417m)
fitted grey carpet, radiator, recessed spot lights, double glazed window

Ensuite Bathroom
white suite comprising bath with shower over, w.c and wash hand basin into vanity unit,

Living Room 17' 10" x 23' 10" (5.435m x 7.266m)
fitted grey carpet, built in cupboard housing electric boiler, 2 radiators, French doors to garden

Open plan kitchen
Wood effect wall and base units, electric oven and hob and extractor, washer/ tumble dryer, fridge freezer.

Location

The large village of Southwater to the South-West is within 4½ miles and offers a good range of local shopping and other facilities. The A24 provides principally dual carriageway connections to Worthing in the South and Dorking in the North, whilst it connects on the North side of Horsham with the A264 leading to Crawley and joining with the A23/M23 at Pease

Pottage (approximately 4½ miles). The A23 heads South to the coastal city of Brighton, whilst the M23 travelling in a Northerly direction provides connections to Gatwick Airport (approximately 18½ miles) and thence leads to the M25 and the national motorway network.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band A.
3. **Services:** Mains water & electricity are connected. Electric central heating.
4. **Photos & particular prepared:** Revised May 2025
5. **Property Reference:** HJB01701

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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