



13 Haybarn Drive
Horsham, West Sussex, RH12 5JF
Guide Price £315,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A rarely available and beautifully presented one bedroom house, tucked away in a quiet cul-de-sac off Pondtail Road in North Horsham. Having been thoughtfully and comprehensively improved by the current owner, the property now features an entrance porch providing a welcoming first impression and useful additional storage, together with a recently fitted Howdens shaker-style kitchen and well-proportioned living accommodation. A particular highlight is the rear garden, which has been landscaped to create an attractive and low-maintenance outdoor retreat, enjoying a sunny south westerly aspect and a good degree of privacy. The accommodation in brief comprises an entrance porch, spacious L-shaped sitting/dining room, contemporary kitchen, generous double bedroom with fitted wardrobe, and a bathroom. The property further benefits from gas fired central heating, double glazing throughout, and two allocated parking spaces, one immediately adjacent to the front door.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Entrance Porch The entrance porch provides a practical and welcoming entrance to the property. The space benefits from a side aspect window, open shelving, and a useful utility cupboard housing the gas and electric meters, with space for a tumble dryer. A door opens into the sitting/dining room.

Sitting/Dining Room A spacious and versatile L-shaped reception room offering defined sitting and dining areas. The sitting area enjoys a front aspect window, bespoke fitted low-level media cupboards, and stairs rising to the first floor. The dining area features French doors opening onto the rear garden, a recently updated consumer unit, and an opening to the kitchen.

Kitchen A beautifully specified shaker-style kitchen by Howdens, comprising a range of eye and base level cabinets and drawers with complementary work surfaces. Features include a stainless steel sink and drainer with mixer tap, under-cabinet lighting, integrated electric oven, four-ring induction hob with extractor hood above, and glass splashback. There is space for a fridge/freezer and plumbing for a washing machine. A rear aspect window overlooks the garden and there is an extractor fan.

Stairs rise from the sitting room to the first-floor landing, where there is a rear aspect window overlooking the garden, loft access, an airing cupboard housing the Worcester Bosch gas-fired boiler and expansion tank, together with useful shelving, and doors to the bedroom and bathroom.

Bedroom A generous double bedroom with a front aspect window, radiator, and a double-width fitted wardrobe providing excellent storage.

Bathroom Fitted with a white suite comprising an enclosed panel bath with hot and cold taps and electric shower over, pedestal wash hand basin, and low-level WC. Further features include a radiator, extractor fan, and obscured rear aspect window.

Outside

The property is approached via a communal parking area where there are two allocated parking spaces.

To the rear, the garden is undoubtedly a standout feature of the property, having been recently landscaped to create an attractive and low-maintenance outdoor space. Immediately adjoining the house is a generous porcelain tiled patio, ideal for outdoor dining and entertaining, leading onto an area of artificial lawn bordered by decorative shingle and stone sets. The garden enjoys a sunny south westerly aspect and a good degree of privacy, being enclosed by timber fencing, and is complete with a useful garden shed.

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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