



13 The Poplars  
 Horsham, West Sussex, RH13 5RH  
 Guide Price £499,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 13 The Poplars, Horsham, West Sussex, RH13 5RH

A rarely available and larger than average three double bedroom semi-detached family home, positioned in a quiet and hugely sought after residential cul-de-sac just a few minutes' walk from Horsham mainline station and the town centre. The spacious accommodation includes an entrance hall, a wet room and partial garage storage, a bright living room with fireplace, and a fitted kitchen. Upstairs, there are three well-proportioned double bedrooms, two with fitted wardrobes, together with a bathroom and separate WC. A particular feature of this home is the exceptionally large and private rear garden, which enjoys a sunny south-westerly aspect. Offering excellent scope to improve and enlarge. **No onward chain.**

**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.

The accommodation comprises:

**Entrance Hall** A welcoming entrance area with a large storage cupboard, radiator, and front aspect obscured window. Doors lead to the wet room and living room.

**Wet Room** Currently a wet room, this space was originally the garage and could be adapted for a variety of uses. It is fitted with a wet room floor, low-level WC, wall-hung wash hand basin, electric shower with mirrored unit, and radiator. A large store cupboard houses the electricity fuse board, as well as the electric and gas meters. A smaller section of the garage has been retained for storage and is accessed by the original external garage doors.

**Living Room** A bright and generously proportioned living room, featuring a central fireplace, three radiators, and a large front aspect window. Stairs rise to the first-floor landing, and there are doors to the rear garden and the kitchen.

**Kitchen** The kitchen is fitted with a range of eye and base level cabinets and drawers with complementing worktops, together with a breakfast bar. There is space for a cooker with extractor hood over, fridge/freezer, and washing machine. A wall-mounted Vaillant gas-fired boiler provides heating and hot water. There is a rear aspect window and a door accessing the garden.

**First Floor Landing** Stairs rise from the living room to the first-floor landing, which offers loft hatch access with a drop-down ladder.

**Bedroom One** A spacious double bedroom with a rear aspect window, radiator, and double fitted wardrobe.

**Bedroom Two** A further generous double bedroom with a front aspect window, radiator, and double fitted wardrobe.

**Bedroom Three** A third double bedroom with a front aspect window and radiator.

**Bathroom** Fitted with an enclosed panelled bath, pedestal wash hand basin, and a separate shower enclosure. The bathroom also includes a built-in airing cupboard with shelving, radiator, half-height wall tiling, shaver point, and a front aspect obscured window.

**Separate WC** A separate toilet with low-level WC and rear aspect obscured window.

## Outside

To the front, the property is set back from the road with a large area of lawn, and a driveway which provides off road parking for two cars, with the potential to create further parking.

To the rear, the garden is wonderfully private and enjoys a sunny south-westerly aspect.

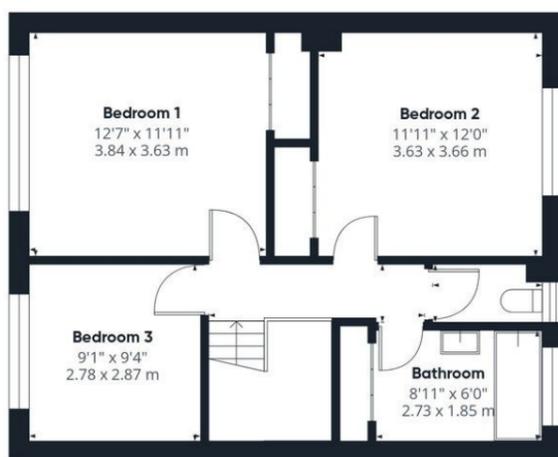
**Council Tax Band**—D

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

**Ref:** 25/5875/16/09



Ground Floor



Floor 2



**Approximate total area<sup>m</sup>**  
1047 ft<sup>2</sup>  
97.3 m<sup>2</sup>

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 (A)		
81-91 (B)		
69-80 (C)	71	77
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		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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