



Laurel Walk, Horsham, West Sussex, RH13 5NR



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Tucked away in a popular residential cul-de-sac, this well-presented ground floor one-bedroom flat offers an excellent opportunity for a wide range of buyers. With the added advantage of no onward chain, the property combines the convenience of living within easy reach of the town centre, and the rare benefit of a private rear garden. Just a short distance from Horsham's mainline station, local shops, and amenities, it's perfectly suited to first-time buyers, downsizers, or investors looking for a strong rental option.

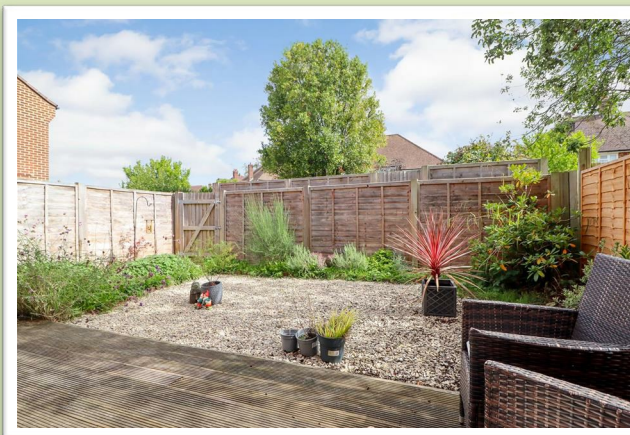
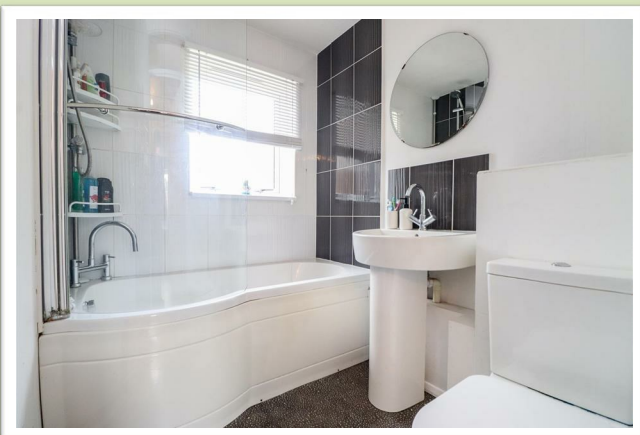
The flat is approached via a covered entrance porch, with communal parking available to the front and useful front store. Inside, a welcoming hallway with a large understairs storage cupboard leads to a bright and spacious sitting/dining room. Tastefully decorated in neutral tones, this room offers plenty of space for both living and dining furniture, and enjoys direct access to the garden through a UPVC double-glazed door.

The fitted kitchen, located to the front, provides a good range of wall and base units with contrasting worktops, along with a built-in oven and hob. There is space for additional appliances including a fridge-freezer and washing machine. The double bedroom is generously sized, overlooking the garden and offering a peaceful retreat with ample room for freestanding furniture.

The private rear garden is a real standout feature – thoughtfully designed for easy maintenance, yet ideal for al-fresco dining, entertaining, or simply relaxing outdoors.

This attractive property offers space, practicality, and outdoor living in a superbly convenient setting – an opportunity not to be missed.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 6'03" x 9'05" (1.91m x 2.87m)

STORAGE CUPBOARD 3'0" x 7'0" (0.91m x 2.13m)

LIVING/DINING ROOM 10'08" x 15'01" (3.25m x 4.60m)

KITCHEN 7'08" x 9'08" (2.34m x 2.95m)

BEDROOM 10'04" x 11'03" (3.15m x 3.43m)

BATHROOM 6'0" x 6'11" (1.83m x 2.11m)

OUTSIDE

REAR GARDEN

EXTERNAL FRONT STORE 3'05" x 2'0" (1.04m x 0.61m)

OUTGOINGS

LEASE LENGTH: 86 YEARS

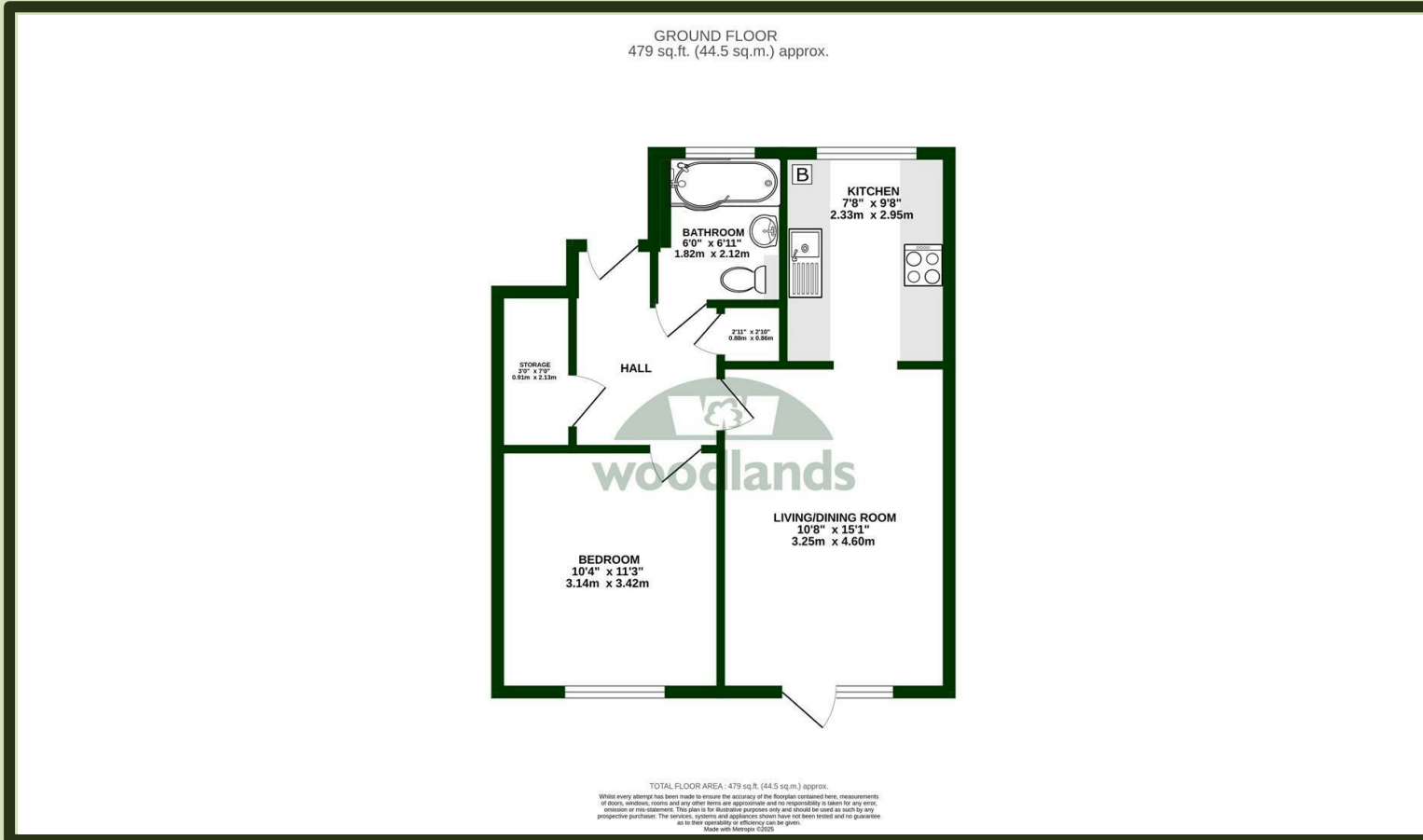
SERVICE CHARGE: £652 PER ANNUM

GROUND RENT: £10 PER ANNUM

NO ONWARD CHAIN



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LOCATION: The property is located in a popular position on the east side of Horsham, offering great access into the town centre, whilst having the benefit of open countryside walks just a few minutes walk away. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Street. At the next set turn left into Brighton Road (A281) and proceed under the iron bridge. Turn left at the Tesco Express into St Leonards Road and then first left into Comptons Lane. Take the second left into Hornbeam Close where Laurel Walk can then be found on the left hand side.

COUNCIL TAX: Band B.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

