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21 Oriel Road
Horsham, West Sussex, RH12 6AG

Guide Price £425,000 Freehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

21 Oriel Road, Horsham, West Sussex, RH12 6AG

A beautifully presented two double bedroom semi-detached home, built in 2023 by award-winning housebuilder Cala Homes, forming part of the sought-after Hawksbourne phase within the new Mowbray Village development on the northern outskirts of Horsham. Finished to a high specification throughout, this contemporary home offers bright and well-balanced accommodation including a stylish kitchen/breakfast room with integrated appliances, spacious sitting/dining room with French doors opening onto the rear garden, two generous double bedrooms, the principal bedroom with dressing area and ensuite shower room, and there is a further bathroom. Outside, there is a block paved driveway providing off road parking for two cars, and to the rear is a larger than expected and secluded rear garden. Mowbray Village is an exciting new community designed with sustainability and connectivity in mind, with extensive green spaces, walking routes, planned local amenities including a village centre, local shop, and sports hub. The highly regarded Bohunt co-educational school is just a short walk away and there is excellent access to Horsham town centre, schools, transport links and the surrounding countryside.

The accommodation comprises:

Entrance Hall
A spacious and inviting entrance hall with radiator, stairs rising to the first floor landing, and doors leading to the cloakroom, kitchen/breakfast room and sitting/dining room.

Kitchen/Breakfast Room
A highly specified kitchen fitted with a comprehensive range of eye and base level cabinets and drawers, finished in a soft grey with complementary stone-effect worktops over. Integrated appliances include a high-level electric oven, four-burner electric hob with extractor hood over, fridge/freezer, full-size dishwasher and washer/dryer. There is a stainless steel one and a half bowl sink and drainer with mixer tap, under-cabinet lighting, front aspect window with plantation shutters, radiator, and downlighting.

Sitting/Dining Room
A bright and spacious reception room, benefitting from glazed French doors opening onto the rear garden, media point, ample space for both a dining area and separate seating area. There is a large understairs storage cupboard housing the electricity meter and fuse board.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a large linen cupboard and doors giving access to the bedrooms and bathroom.

Principal Bedroom
A generous principal bedroom with rear aspect window, radiator, television point, and dedicated dressing area with fitted wardrobe and spotlighting. A door leads to the en suite shower room.

En Suite Shower Room
A luxury shower suite comprising an oversized walk-in shower with shower mixer and wall-mounted shower attachment, concealed dual flush WC, wall-hung wash hand basin with mixer tap, shaver point, heated towel radiator, downlighting, extractor fan, and obscured rear aspect window.

Bedroom Two
A further large double bedroom with front aspect window, radiator and loft hatch providing access to the loft space.

Bathroom
A luxury bathroom suite comprising an enclosed panel bath with mixer tap and shower over, concealed dual flush WC, wall-hung wash hand basin with mixer tap, shaver point, heated towel radiator, spotlighting, extractor fan, and obscured front aspect window.

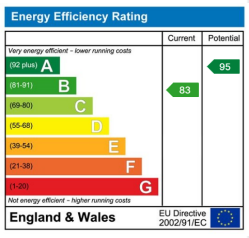
Outside
To the front of the property a block paved driveway provides off road parking for two cars, and there is an access gate to the rear garden.
To the rear, the garden is particularly large for this type of home, being the full width of the house as well as the driveway, and benefits from a sunny Westerley Aspect. The garden is mainly laid to lawn with a paved patio area creating a perfect outdoor entertaining area. There are planted borders, a timber shed, outside hose point, and an attractive red brick wall to the rear boundary.

Estates Charge - £68.79 for 01/01/2026 - 30/06/2026

Council Tax Band - D

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

Approximate total area(1)
775 ft²
72.1 m²



(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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