



21 Willow Place

Barns Green, Horsham, West Sussex RH13 0BA

Guide Price £425,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

21 Willow Place, Barns Green, Horsham, West Sussex RH13 0BA

Situated in the picturesque village of Barns Green is this well presented modern and contemporary two bedroom two bathroom home built by Berkeley Homes and offered for sale with the benefit of no forward chain. The spacious and open plan ground floor accommodation comprises reception hallway, leading to a modern fitted kitchen with breakfast bar area opening to the living/dining room. The kitchen has a range of wall and base cabinets with contrasting work surfaces and there is a selection of high end integrated appliances as well as space for a sit up breakfast bar. The living/dining area is of generous proportions and benefits from double doors leading directly to the rear garden. Off the reception hall is a ground floor cloakroom. A turning staircase rises to the first floor, where there are two good sized bedrooms. The principal bedroom enjoying an aspect to the rear overlooking the gardens and has fitted wardrobes as well as a well equipped en-suite shower room. The second double bedroom is also of good proportions with a front aspect, and the family bathroom is presented to a high standard with quality fittings. Outside the property has private parking to the front and the rear garden is landscaped and well maintained. The property has superb access to local village amenities.

SITUATION Barns Green has a village shop/post office, public house, church and large new primary school and there is also the excellent Sumners Ponds leisure park which has a café and restaurant. The larger village of Billingshurst is approximately 3 1/2 miles away. Horsham with its extensive range of shops and amenities including a leisure centre and swimming pool, theatre, cinema and golf courses is approximately 4 miles away. There are state and private schools within the catchment area and churches of various denominations. Christs Hospital School with its excellent leisure centre, swimming pool and mainline railway station is approximately 2 miles distant.

The accommodation comprises:

Oak panelled front door to

Entrance Hall

With radiator, door to

Cloakroom

Back to wall WC, Gerberit dual flush, wash hand basin with tiled splashback, large mirror, chromium towel warmer, extractor fan.

Kitchen/Living/Dining Room

Living Area Utility cupboard with space and plumbing for washing machine, further under stairs cupboard, double glazed rear aspect, French doors to the rear garden, two radiators, TV/Satellite console. **Kitchen Area** with double glazed front aspect fitted with a modern range of base and wall mounted cupboards and drawers in high gloss finish with complementing worktop surfaces, incorporating a 1 1/2 bowl sink unit with chromium monobloc tap, AEG induction hob with concealed filter over and AEG oven under, glass splashback, integrated fridge and freezer, Electrolux dishwasher, radiator.

From the Living/Dining Room the staircase rises to the

First Floor Landing

Radiator, loft hatch with drop down ladder and light. Over stairs cupboard housing Potterton Pro-Max boiler.

Bedroom 1

Double glazed rear aspect, radiator, full width wardrobe cupboard with sliding doors, radiator, TV/Satellite console.

En-Suite Shower Room

Large walk in over sized shower, with chromium thermostatic shower control, wall bracket and hand shower and overhead drencher unit, wall mounted wash hand basin with chromium mixer tap with hand shower attachment, back to wall WC, recess cabinet with twin mirror doors, chromium towel warmer, tiled flooring.

Bedroom 2

Double glazed front aspect, radiator.

Bathroom

Tiled panel bath having chromium mixer tap and filler, wall bracket and hand shower, wall mounted wash hand basin with chromium mixer tap and hand shower attachment, back to wall WC with Gerberit dual flush, large mirror, shaver point, tiled walls and flooring, chromium towel warmer.

OUTSIDE

Parking

To the front of the property there is an area of tarmac hard standing providing off road parking.

Garden

Indian stone pathway with shrub beds either side leading to the front door. To the rear of the property the garden enjoys a sunny South Westerly aspect and comprises area of sandstone paved patio and path with lawn and timber garden shed to the rear, gated access to the side.

Estate Management Charge

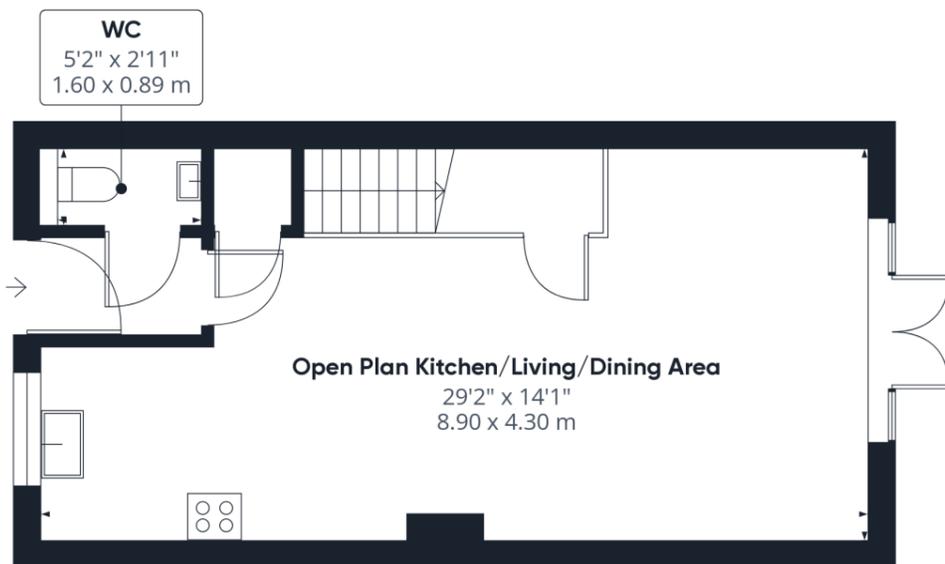
£292 for the year 01/07/2024 - 30/06/2025

The development is managed by Hobdens Property Management Ltd 01903 724 040

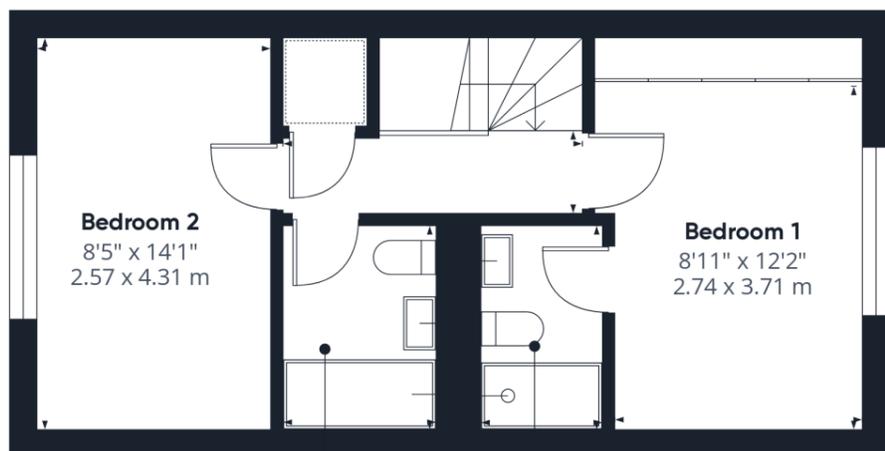
Council Tax Band - D

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

Ref: 25/5727/04/02



Floor 1



Floor 2



Energy Efficiency Rating	
Current	Potential
A (92-101)	A (92-101)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales