



11 Hayler Gardens

Southwater, Horsham, West Sussex, RH13 9FZ

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

11 Hayler Gardens

A beautifully presented four-bedroom detached home, situated on a modern development, with a detached single garage and driveway. Located in the popular village of Southwater, close to the Country Park and a short drive from Horsham mainline railway station.

- OPEN PLAN KITCHEN/DINING ROOM
- TWO BATH/SHOWER ROOMS
- STUDY AND UTILITY ROOM
- WOODLAND VIEWS TO THE FRONT
- SINGLE GARAGE & DRIVEWAY
- VILLAGE LOCATION



This wonderfully contemporary home is in fabulous decorative order, offering plentiful and versatile living space, with a well-maintained rear garden and garage with driveway.

The welcoming hallway provides access to the study, downstairs cloakroom, kitchen/dining room, stairwell to the first floor, and the sitting room.

The study, to the front of the property, is the ideal space for those working from home. The kitchen/dining room is a particular feature of this property with plenty of natural light and stylish yet practical tiled flooring. The kitchen is fitted with a variety of units with contrasting stone-effect worktop and finished with under-unit lighting. Appliances include a split-level double oven with microwave over, a five-ring gas hob with extractor over, and integrated dishwasher and fridge/freezer. The attached utility room offers space with plumbing for a washing machine and dryer, with the external door making this an ideal boot room. The carpeted sitting room is a lovely bright space with a bay window offering views of the woodlands to the front.

The central stairwell leads to the first-floor landing with an airing cupboard and providing access to three double bedrooms, a good-sized single bedroom and the family bathroom. Bedroom one benefits from built-in wardrobes and an ensuite shower room.

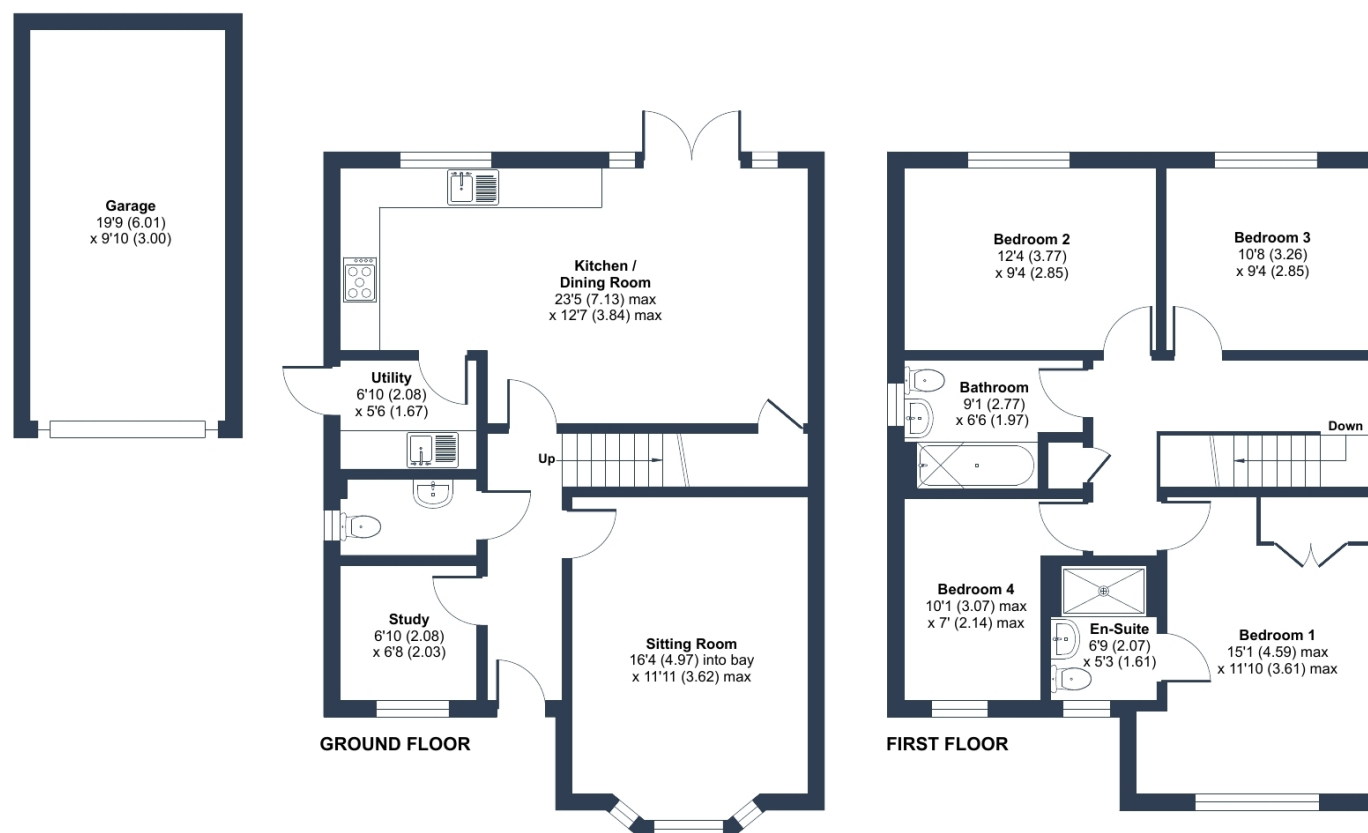


OUTSIDE

The property is approached via a block-paved driveway, with parking for two cars, leading to the single garage with power & lighting. A side gate leads to the rear garden, the perfect space for aspiring gardeners, currently laid to lawn with flower beds. There is a decked area behind the garage and to the rear of the house is a sizeable patio area providing the ideal space for alfresco dining and summertime entertaining.

Southwater is a large village and civil parish in the Horsham District of West Sussex. It is located close to the Downs Link, leading to miles of stunning walking and cycling routes. Southwater is also known for its beautiful Country Park. Lintot Square, located centrally in the village, offers a variety of shops and places to eat and drink. Horsham town is around three miles away and offers a mainline railway station and shopping centre.





Approximate Area = 1382 sq ft / 128.3 sq m

Garage = 194 sq ft / 18 sq m

Total = 1576 sq ft / 146.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1343072

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band F. EPC-B. Agents Note: An annual service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

