



**Woodgates Close
Horsham RH13 5RU**

£430,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Woodgates Close, Horsham RH13 5RU



LOCATION

This fantastic bungalow is set within an enviable location towards the end of a small cul de sac, approximately 0.9 miles distant from the town centre & Station, gifting you with a very short walk to both. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station, which is 0.6 miles away, has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within close proximity of some of the areas most popular schools, which includes Kingslea Primary School, The Forest School and Millais Girls.

PROPERTY

A delightful two-bedroom bungalow, ideal for families, couples, and downsizers alike, situated in a location with excellent public transport links and local amenities. Upon entering the property, you are greeted by a welcoming entrance hall which sets the tone for the rest of the home. The bungalow boasts a generous reception room, providing a spacious lounge and dining area. The

room is flooded with natural light and offers a fantastic view of the garden, which can be easily accessed for those perfect summer evenings.

The kitchen is a separate room, offering ample worksurface space, plenty of storage, and a beautiful garden view. It also provides direct access to the conservatory, a perfect place to relax and enjoy the scenery of the private rear garden. The property features two double bedrooms. The master bedroom is a generous size, filled with natural light, and comes with built-in wardrobes. The second bedroom, also a double, is spacious with built-in wardrobes and plenty of natural light, providing the perfect environment for relaxation. The modern bathroom is tastefully fitted with a walk-in shower and heated towel rail, combining style and practicality.

OUTSIDE

Outside, the property benefits from a driveway leading up to the garage and front door. The garage provides additional storage or parking space and has direct access to the bungalow. The private rear garden is mostly laid to lawn with mature plants and shrubs, creating a serene outdoor space. A small patio area provides an ideal location for seating, and there is space for a shed. The garden is south-facing, ensuring plenty of sunshine throughout the day. In summary, this bungalow offers a balance of comfort, charm, and convenience. Its unique features, good condition, and ideal location make it a fantastic choice for a range of potential buyers. Don't miss out on the opportunity to own this exceptional property.





Buses

3 minutes walk



Shops

Town Centre
0.9 miles



Trains

Horsham – 0.6 miles
Littlehaven – 1.1 miles



Airport

Gatwick
11.2 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£TBC pcm



Schools

Kingslea Primary
Forest
Millais



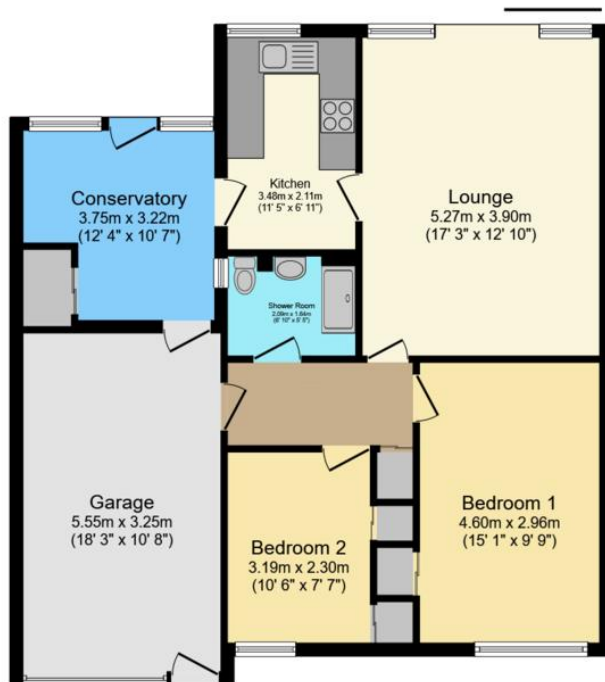
Broadband

Up to 500 Mbps



Council Tax

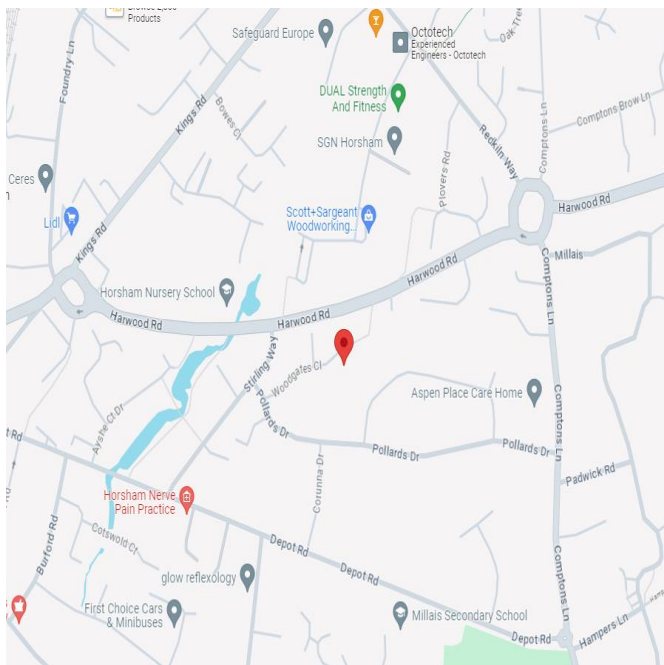
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Floor Plan

Floor area 90.2 m² (971 sq.ft.)

Map Location



Total Approximate Floor Area
971 sq ft / 90.2 sq m

EPC Rating

TBC

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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