



2 Moorhead Road
Horsam, West Sussex, RH12 4ND
Guide Price £210,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

2 Moorhead Road, Horsham, West Sussex, RH12 4ND

A larger than average, one bedroom first floor maisonette, situated in a convenient position on the northern edge of Horsham. Recently refurbished and neatly presented throughout, the property benefits from a newly extended lease, an updated gas fired boiler, and double glazing throughout. Located within easy reach of the road network and just a 15-minute drive from Gatwick Airport, the property is also just a mile from Littlehaven train station, offering excellent connections for commuters. The spacious accommodation includes a welcoming entrance hall, a bright dual-aspect sitting/dining room with Juliet balcony, a well-equipped kitchen, a modern bathroom, and a generous, dual aspect double bedroom with fitted wardrobe.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Stairs rise to the first floor where a covered individual front door opens to the entrance hall.

Entrance Hall

A practical entrance hall with a fitted coir mat, radiator, high-level fuse board, and an airing cupboard housing the hot and cold water tanks with shelving. There is also an alarm control panel, thermostat control, and doors leading to the bedroom, bathroom, and main living space.

Sitting/Dining Room

A generously proportioned L-shaped sitting/dining room with a front aspect Juliet balcony and additional side aspect window, creating a bright and versatile room, with an area that works perfectly as a work from home space.

Kitchen

The kitchen is fitted with a range of eye and base level units with contrasting worktops and mosaic tiled splashback. Integrated appliances include an electric oven with four-burner gas hob and extractor hood above, together with a dishwasher. There is space and plumbing for a washing machine, space for a fridge/freezer, a stainless steel sink and drainer with mixer tap, and a wall-mounted Worcester Bosch gas-fired boiler. A side aspect window provides natural light.

Bathroom

A modern bathroom fitted with a panel-enclosed bath with mixer tap and shower over, complemented by full height wall tiling. There is a vanity unit with wash hand basin, mixer tap, and storage beneath, a low-level WC with dual flush, and a vanity mirror with inset lighting. Further features include a heated towel radiator, LVT flooring, downlighting, and an extractor fan.

Bedroom

A spacious and naturally light double bedroom with dual aspect rear and side windows, a fitted wardrobe, and radiator.

OUTSIDE

The property is surrounded by neatly kept communal lawns, and there is an allocated parking space with the flat, in addition to numerous visitors spaces nearby.

Additional Information

Lease Length - 157 Years remaining

Service Charge - £981.60 For the current year to April 2026

Ground Rent - Peppercorn

Council Tax Band - B

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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.
Ref: 25/5865/20/08

