



9 Woodgates Close
Horsham, West Sussex, RH13 5RS
Guide Price £400,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale, this two-bedroom linked detached bungalow positioned in a private cul-de-sac and located within walking distance from Horsham train station, Park and town. The accommodation in brief comprises a front door which opens to an internal hallway and accesses the garage, an entrance hall with airing cupboard and doors to all rooms. There is a large principal bedroom with fitted wardrobes and a second double bedroom with fitted wardrobe and storage cupboard. A sitting/dining room with sliding doors opens to the rear garden and a fitted kitchen and separate conservatory. Outside there is a large area of lawn to the front and a mature secluded rear garden. The property is offered with the benefit of NO CHAIN.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. It's 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.

UPVC Front Door to

Entrance Hall

With fitted door mat and downlighting. Door to

Garage

The garage has been partitioned, with the front section providing a storage area, complete with an up-and-over door and side access to the entrance hall. The rear half has power and lighting, and a door leading into the entrance hall. From here, a further door opens to the

Conservatory/Utility Room

With French doors to the garden, a radiator, and cupboard housing the electricity fuse board, along with the gas and electric meters. There is also space and plumbing for a washing machine. A door from the conservatory gives access to the kitchen.

Inner Hallway

A door leads into the bungalow’s main hallway, which includes a radiator, a cupboard housing the gas-fired boiler with expansion tank above, and a loft hatch with drop-down ladder. Doors to all rooms.

Sitting Room

A bright and spacious reception room with full-width sliding doors opening onto the garden. There are two radiators, a central electric fireplace, and door to the kitchen.

Kitchen

With a rear aspect window overlooking the garden and conservatory, the kitchen is fitted with a comprehensive range of eye and base level units with contrasting worktops. The kitchen includes a composite sink and drainer with mixer tap, integrated Neff double oven, integrated Neff four-burner gas hob with extractor hood over, integrated slimline dishwasher, and integrated low-level fridge and freezer. Additional features include a pull-out larder cupboard, under-cabinet lighting, and downlighting.

Bedroom One

A generous double bedroom with a front aspect window, radiator, and built-in wardrobe.

Bedroom Two

A further double bedroom with front aspect window, radiator, fitted wardrobe, and additional fitted storage cupboard.

Bathroom

Fitted with a modern white suite comprising a panel-enclosed bath with mixer taps and shower over, pedestal wash hand basin, and low-level WC with dual flush, heated towel radiator, tiled floor, full-height wall tiling, side aspect obscured window, skylight, extractor fan, and downlighting.

Outside

The rear garden offers a wonderful degree of seclusion, with a paved patio providing seating areas, a large expanse of lawn, and mature shrub and tree borders.

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.

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