



The Gables Wimblehurst Road, Horsham, West Sussex RH12 2EE
Guide price £299,000

& LINES
James

The Gables Wimblehurst Road

- NO CHAIN
- GOOD LOCATION
- TWO BEDROOMS
- END OF TERRACE
- GARAGE
- CONSERVATORY
- COUNCIL TAX BAND C
- EPC RATING D
- LEASEHOLD

Offered for sale with no onward chain. A two bedroom end of terrace house with garage, situated in walking distance of the station and town centre.

Location

The property is conveniently located within a mile of the town centre and just over half a mile from the mainline train station which offers services to London Victoria in under an hour. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. By car the A264 and A281 are only a short drive away, connecting the road networks to London, Gatwick and the south coast.





Property

A glazed entrance porch provides access to the accommodation with a useful storage cupboard close by. The kitchen is fitted in a range of cream shaker style eye and base level units with space for free standing cooker, washing machine and under counter fridge. A spacious lounge/diner features patio doors to conservatory which provides an additional living area and access to the garden. To the first floor the main bedroom benefits from fitted wardrobes, there is a further double bedroom with bay window. The bathroom is fitted in a white suite with shower over bath, a window allows natural light and ventilation, with separate W.C.

The property is double glazed and benefits from G.C.H to radiators.

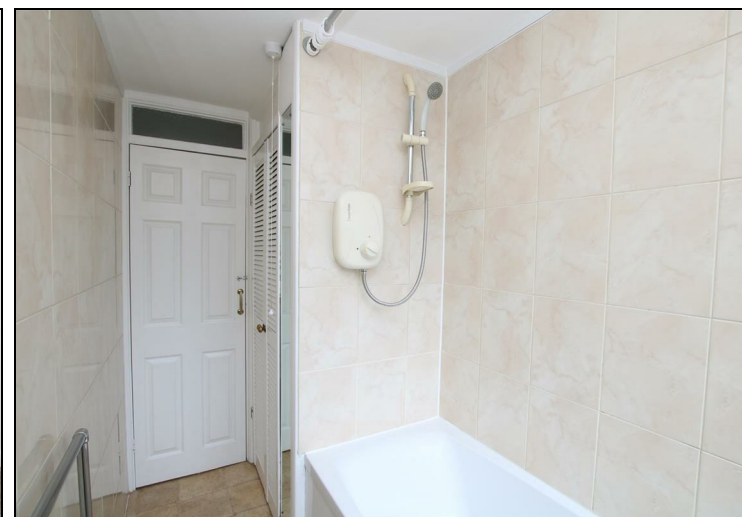
Outside

A pathway from the parking area and garages leads to the front of the property where the garden is laid to lawn with established shrubs under the kitchen window. The rear garden is predominately paved with planted borders. The garden provides useful access to the garage via a personal door, with a gate allowing access to the front and rear of the property.

Lease Details: 999 years from 1st Jan 1965

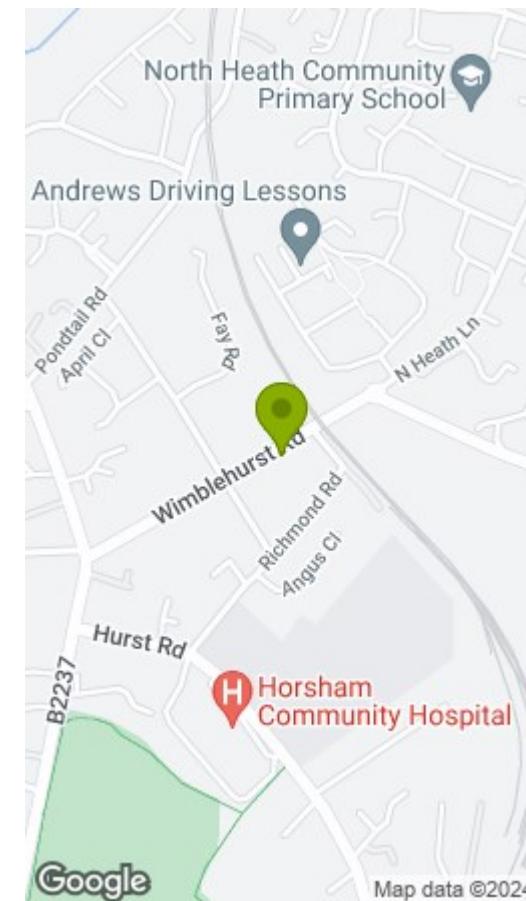
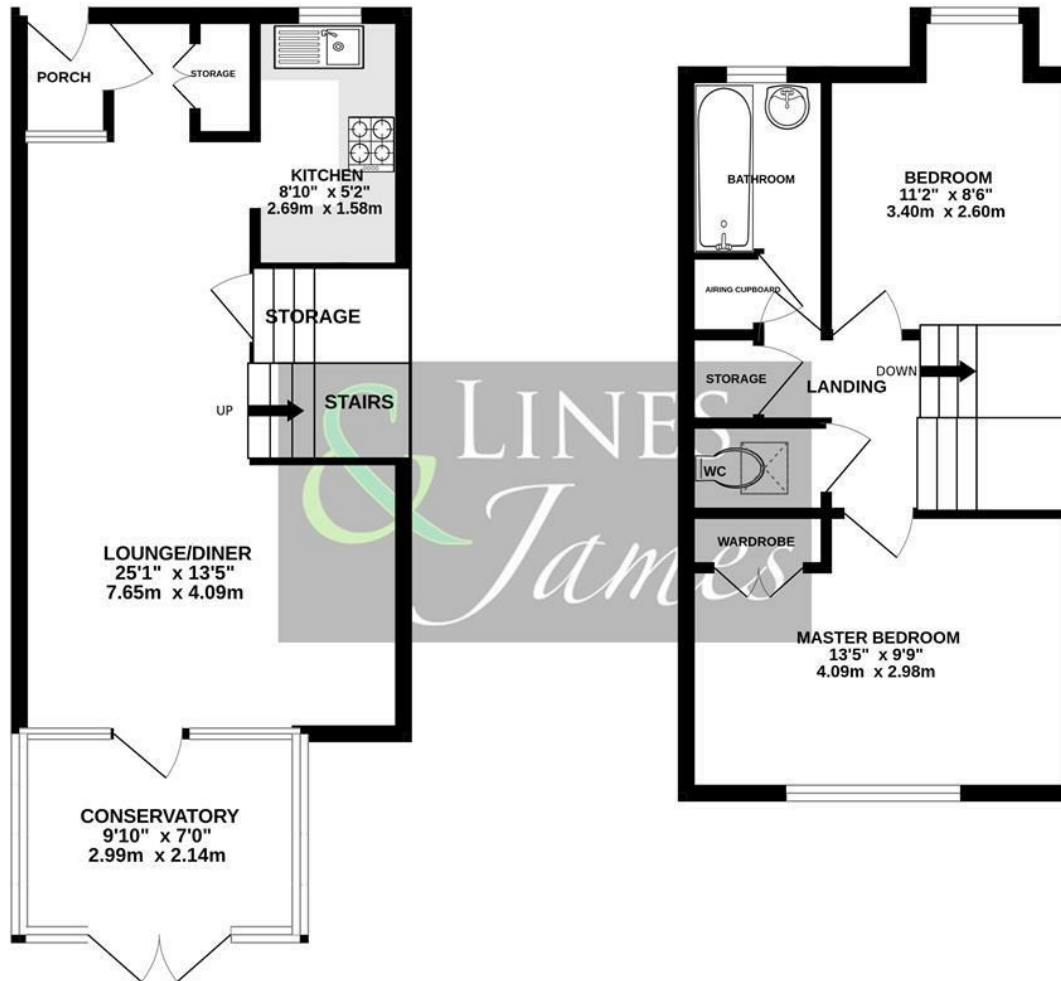
Ground Rent £5.52 per half year

Maintenance Charge £119.26 per half year



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		56	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement. Made with Metropix ©2024



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