



The Gables, Wimblehurst Road, Horsham, West Sussex, RH12 2EE



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Set back from the road, and situated in a popular residential location, close to Horsham Park. This well-presented two double bedroom leasehold terraced house would make an excellent first-time purchase, providing comfortable living and bedroom accommodation over two floors.

The location really can't be beaten, offering the balance of having the convenience of Horsham town centre just a short walk away, but also enjoying a particularly peaceful outlook. The property would equally suit an older couple looking to downsize.

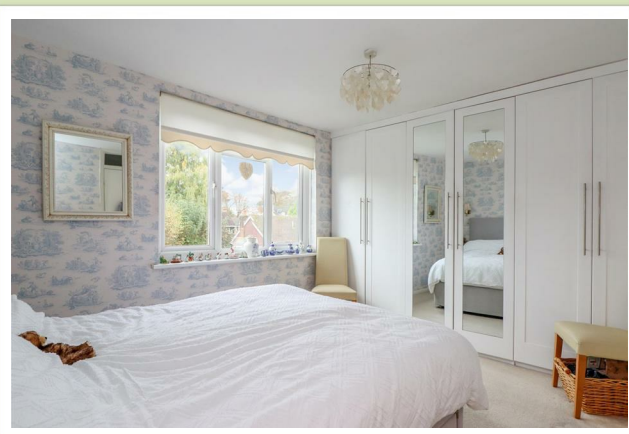
Accessed from a communal parking area and with a garage in the adjacent block, a footpath leads to this small collection of terraced houses. The front door leads into an enclosed entrance porch and then into the open plan living/dining area beyond. This is a bright airy space with large under-stairs storage cupboard and views and direct access out to the rear garden. To the front of the property is a large modern kitchen with a generous range of base and wall units, finished in contemporary tones, with a fitted oven and hob and space for freestanding washing machine and fridge/freezer.

From the dining area, stairs lead to the first floor with two double bedrooms, the principal bedroom being particularly spacious and benefitting from a full wall of fitted cupboards. On the landing is a separate W.C and large storage cupboard, with a fitted bathroom with Aqualisa shower over the bath, completing the internal accommodation.

The garden is a real highlight and a delight in the summer months. Well stocked with a range of attractive shrubs and mature borders, enjoying a south west aspect making sure the property benefits from the best of the English sunshine in the summer months. This is a great space for al-fresco dining and outdoor entertaining.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL** 3'0" x 7'0" (0.91m x 2.13m)

**LIVING/DINING ROOM** 13'04" x 17'08" (4.06m x 5.38m)

**KITCHEN** 9'09" x 8'04" (2.97m x 2.54m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE** 11'05" x 9'09" (3.48m x 2.97m)

**BEDROOM TWO** 8'05" x 10'0" (2.57m x 3.05m)

**BATHROOM** 4'08" x 8'10" (1.42m x 2.69m)

**SEPARATE W.C** 4'04" x 2'06" (1.32m x 0.76m)

**OUTSIDE**

**REAR GARDEN**

**GARAGE IN A BLOCK** 7'11" x 16'0" (2.41m x 4.88m)

**COMMUNAL PARKING**

**OUTGOINGS**

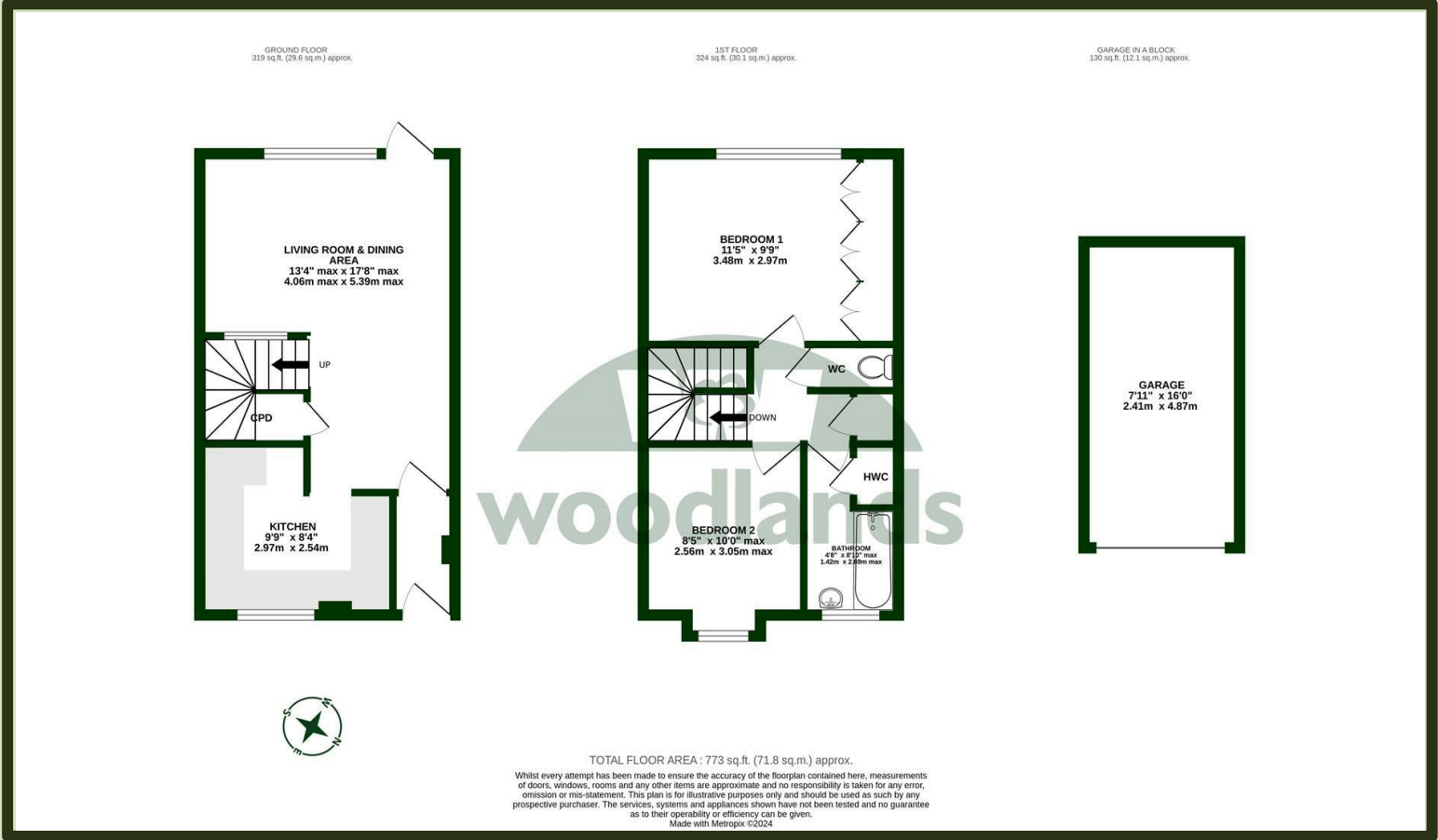
**LEASE LENGTH:** 930 YEARS

**SERVICE CHARGE:** £285 PER ANNUM

**GROUND RENT:** £15 PER ANNUM



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**LOCATION:** The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast.

**DIRECTIONS:** From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road. Proceed past the junction for Ashleigh Road where The Gables will then be found on your left hand side.

**COUNCIL TAX:** Band C.

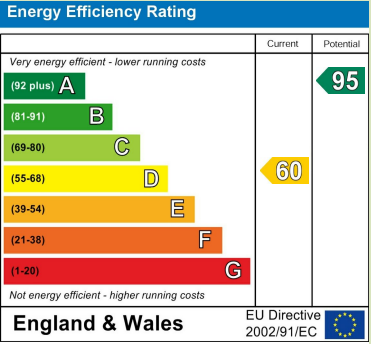
**EPC Rating:** D.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.