



60 Wordsworth Place  
Horsham, West Sussex, RH12 5PS  
Guide Price £365,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 60 Wordsworth Place, Horsham, West Sussex, RH12 5PS

A well-presented two double bedroom end-terrace house, situated within this popular North Horsham cul-de-sac. The property is conveniently positioned for access to local amenities, including nearby shops, schools, and transport links, with Littlehaven train station under a mile away and Horsham town centre under two miles away. The accommodation comprises a welcoming entrance hall, a bright sitting/dining room with French doors to the garden, and a well-equipped kitchen on the ground floor. To the first floor there are two generous double bedrooms, both with useful storage, and a modern family bathroom. The property is double glazed throughout and benefits from gas fired central heating. Outside, there are two allocated parking spaces and a private rear garden extending to approximately 50ft. Offered to the market in good condition with no onward chain.

**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:

A covered entrance porch provides a useful storage cupboard housing the electricity fuse board, with a front door opening into the entrance hall.

## Entrance Hall

A welcoming and practical entrance space with a fitted coir mat, radiator, and stairs rising to the first floor landing. Doors lead through to the kitchen and sitting/dining room.

## Sitting/Dining Room

A bright and well-proportioned sitting and dining area featuring a radiator, high level television mount, and French doors opening onto the rear garden, allowing for excellent natural light.

## Kitchen

Fitted with a range of eye and base level cabinets and drawers with complementing worktops over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. There is a fitted electric oven with a four-burner gas hob and concealed extractor above, along with space for a fridge/freezer and plumbing for a washing machine. Front aspect window and radiator.

From the entrance hall, stairs rise to the first floor landing.

## Bedroom 1

A spacious double bedroom with a large rear aspect window overlooking the garden and a radiator.

## Bedroom 2

A further double bedroom with a large front aspect window, radiator, and a double-width fitted wardrobe. There is also an airing cupboard housing the hot water tank with shelving above.

## Bathroom

Fitted with a modern white suite comprising an enclosed panel bath with mixer taps and electric shower over, low-level WC with dual flush, and pedestal wash hand basin. Heated towel radiator, shaver point, and obscured side aspect window.

## Outside

To the front, there are two allocated parking spaces and a side access gate leading to the rear garden.

The rear garden extends to approximately 50 ft and is predominantly laid to lawn, with a paved patio adjoining the rear of the property. A stepping stone pathway leads to a further paved seating area at the far end, where there is a timber-built shed. The garden also enjoys a good degree of privacy.

Council Tax Band - D

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

