

Wordsworth Place, Horsham RH12 5PS



This one bedroom terraced house is set in a popular development to the north of Horsham town centre. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property, as is the A264, with quick access to the M23 & Gatwick Airport. In addition, the house is within a short walk of two local primary schools, with both Millais & Forest secondary schools around 2 miles from the house

A recently redecorated one bedroom house situated in the sought after 'poets corner' area of North Horsham. The accommodation briefly comprises; Modern kitchen with appliances which is open plan to the living room with doors leading on the garden. To the first floor is the double bedroom with new carpets and storage cupboard, and modern shower room. The property also benefits from gas radiator heating. The property is available unfurnished and available NOW for occupation.

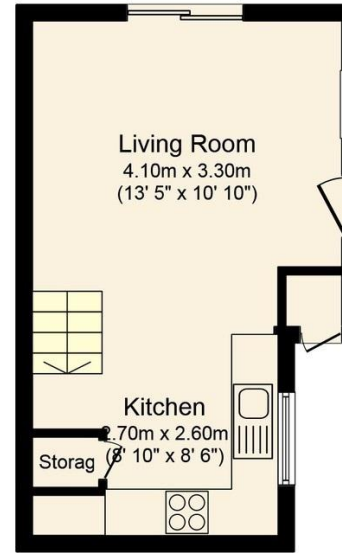
The property benefits from two allocated parking spaces to the front of the property. To the rear of the property is the well maintained garden with patio area and side gate access.



Total Approximate Floor Area
506 sq ft / 47 sq m

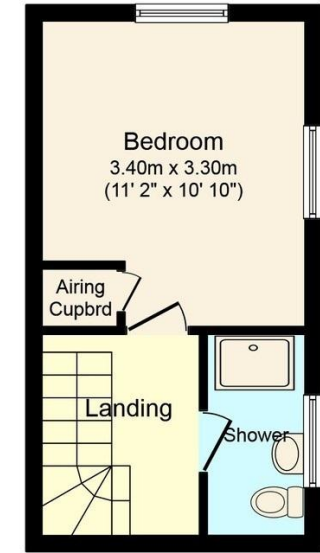
Viewing arrangements by appointment through :

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01403 272002
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Ground Floor

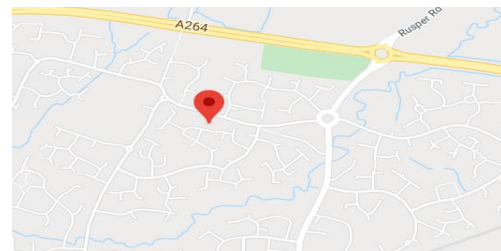
Floor area 24.0 sq. m. (258 sq. ft.) approx



First Floor

Floor area 23.0 sq. m. (248 sq. ft.) approx

Map Location



EPC Rating

| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | | | |
|---|---------|--|---|----------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (95-100) A | | 92 | (92-100) A | | 96 |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | 70 |
| (55-68) D | | 67 | (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 | |

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

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2/6 East Street, Horsham, West Sussex, RH12 1HL



Buses
4 mins walk



Shops
Coltsfoot Drive
0.7 miles



Trains
Horsham - 1.8 miles
Littlehaven - 0.8 miles



Sport & Leisure
Pavilions in the Park
1.8 miles



Airport
Gatwick
10.4 miles



Schools
Holbrook Primary
Millais & Forest



Broadband
Up to Mbps



Roads
M23
6.1 miles



Council Tax
Band C