



**Connells**

Wordsworth Place  
Horsham



### Property Description

This charming one-bedroom house offers well-balanced living space and attractive outdoor views, making it an ideal choice for first time buyers, downsizers or investors.

The property features a spacious lounge diner, providing a comfortable and versatile area for relaxing and entertaining. A separate fitted kitchen offers practical workspace and storage, while the conservatory to the rear enjoys views over the garden and creates a light-filled additional living area ideal for all year round.

Upstairs the property has a well-proportioned bedroom and bathroom completing the internal accommodation.

Externally the home enjoys a rear garden perfect for outdoor dining or relaxation. The property further benefits from two allocated parking spaces, offering convenience and ease of access.

### Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.







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Total floor area 49.2 m<sup>2</sup> (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/HSH406995](http://connells.co.uk/Property/HSH406995)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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