



35 Worthing Road  
Horsham, West Sussex, RH12 1TD  
Guide Price £650,000 Freehold



COURTNEY  
GREEN

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# 35 Worthing Road, Horsham, West Sussex, RH12 1TD

A handsome four bedroom semi-detached house located on one of Horsham's most sought after roads, just a few minutes walk from the town centre. Brimming with 1930's charm, you enter the home through an arched storm porch and are welcomed into a large entrance hall which leads to two reception rooms with back-to-back fireplaces, a downstairs cloakroom, and an open plan kitchen/dining room which leads to a useful utility room, and then on to the integral garage. On the first floor the spacious principal bedroom has fitted wardrobes, and an attractive bay window. A second shower suite is also adjacent to the principal bedroom and could easily be reconfigured to create an ensuite shower room. There are two further double bedrooms, a large single bedroom and the family bathroom which complete the first floor accommodation. From the landing, a loft hatch accesses the cavernous loft space, which has the potential to convert (s.t.p.p). The current owner has had extensive plans drawn up to extend and reconfigure the accommodation, which we can share with any interested parties. Outside, there is a large front garden, and the rear garden enjoys a good degree of privacy. Offered to the market 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.

Covered storm porch with attractive brick arched opening to **Front Door**.

**Entrance Hall** A welcoming entrance hall with stairs rising to the first floor landing and an understairs cupboard housing the electricity fuse board and meter. There is a radiator and doors opening to the principal ground floor rooms.

**Cloakroom** Comprising a low level w.c, vanity wash hand basin, obscured front aspect window, double width coat cupboard with sliding mirrored doors.

**Sitting Room** A cosy yet well-proportioned sitting room featuring a half-crescent bay fronted window with fitted window seat, radiator, and an open fireplace with stone surround and ornate wooden mantel.

**Second Reception Room** A similarly sized second reception room, ideal as a playroom or home office, with potential to be opened into adjoining rooms to create a more open-plan layout. Features include French doors opening onto the rear garden, an open fireplace, and a radiator.

**Kitchen / Dining Room** The kitchen is fitted with a range of eye and base level cabinets and drawers with contrasting work surfaces. Appliances include an integrated double oven, four-burner gas hob with concealed extractor above, and an inset one-and-a-half bowl composite sink with mixer tap. There is a fridge/freezer, a dishwasher, and glass-fronted display cabinets. The kitchen is open to the dining space and has a rear aspect window and door lead through to the second reception room. The dining space is generously proportioned, with two radiators, a fitted cupboard with shelving, rear aspect window, French doors opening onto the garden, and a door leading to the utility room.

**Utility Room** A useful additional space with a run of worktops incorporating base and wall mounted cabinets. There is space and plumbing for a washing machine and tumble dryer, a stainless steel sink with drainer and mixer tap, wall-mounted gas-fired boiler, radiator, and front aspect window. A door provides internal access to the garage.

**Garage** Large single garage with up-and-over door to the front, rear access door to the garden, power and lighting, and a high level porthole window. In addition to the plans to reconfigure the ground floor, the current owner has obtained planning permission for the garage to be extended and for the addition of an entrance porch. Please see Horsham planning portal ref. DC/24/0451 for further details.

Stairs rise to a spacious **First Floor Landing** with loft hatch access to the substantial loft space, offering potential for conversion subject to the usual consents. Doors lead to all bedrooms and bathrooms.

**Bedroom One** A large double bedroom with half-crescent bay fronted window and fitted window seat, fitted wardrobes, wall lighting, and radiator.

**Bedroom Two** A further generous double bedroom with rear aspect window, radiator, and fitted wardrobes.

**Bedroom Three** A third double bedroom with rear and side aspect windows creating a bright dual-aspect room, and a radiator.

**Bedroom Four** A large single or small double with rear aspect window and radiator.

**Family Bathroom** The family bathroom comprises an oversized corner bath with mixer tap, shower over, and pivot shower screen. There is a pedestal wash hand basin with mixer tap, low-level WC, heated towel rail, and an airing cupboard housing the hot water tank. Additional built-in cupboards provide shelving and display space. Front aspect obscured window and extractor fan.

**Shower Room** The second shower room features a corner shower cubicle with mixer shower and handheld shower attachment, low-level WC with dual flush, wall-hung wash hand basin, heated towel rail, bathroom cabinets, front aspect obscured window, and extractor fan.

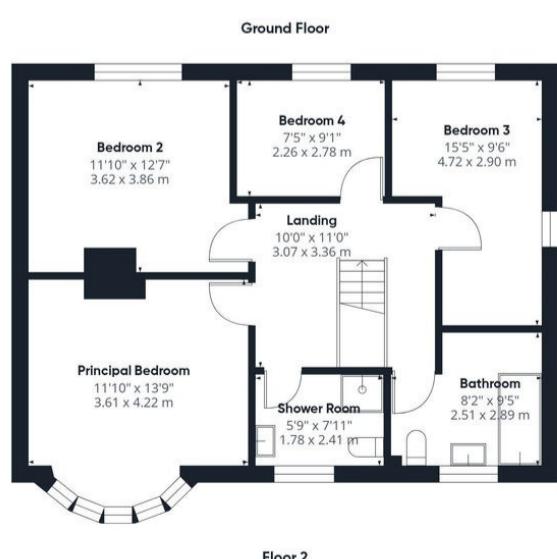
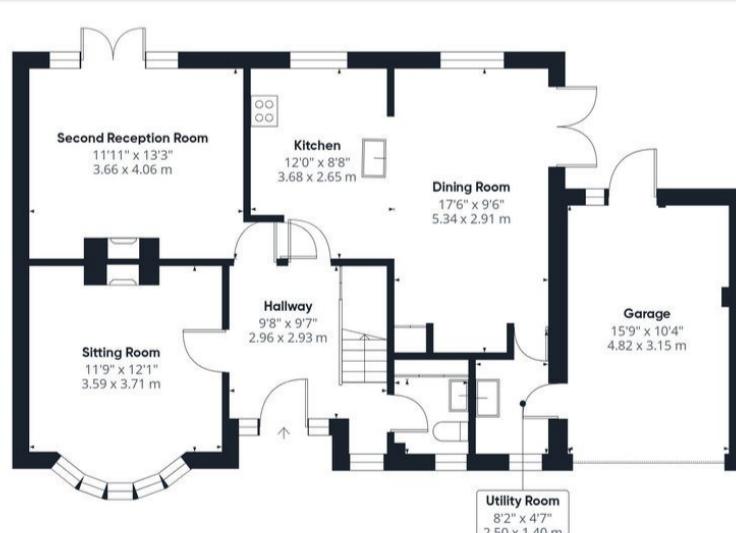
## OUTSIDE

The property is set back from the road which creates a very large frontage and is bordered by a large evergreen hedge which provides total seclusion. There is a driveway providing parking and access to the garage, some lawn, and mature planting.

To the rear, the garden enjoys a good degree of seclusion and wraps around to the side, creating an L-shaped layout. The garden is bordered by mature and established trees and shrub planting, and includes areas of lawn, a shingle seating area, a further block-paved seating area, and a raised timber deck, along with a large timber shed. A side access gate provides access to the front of the property.

## Council Tax Band - F

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)	A	82
(81-91)	B	82	
(70-80)	C		
(55-69)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
1640 ft<sup>2</sup>  
152.4 m<sup>2</sup>

