



8 Englefield
Horsham, West Sussex, RH12 1UW
Guide Price £325,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A beautifully presented two bedroom mid-terrace home, located in a quiet cul-de-sac in the Hills Farm development on the south west side of Horsham. Conveniently positioned, the property is a short walking distance from both Tanbridge School and a local co-op store, as well as being less than a mile from Horsham town centre. The accommodation comprises an entrance porch, opening to sitting room, and modern fitted kitchen/dining room, two bedrooms and a modern bathroom suite. Outside there are pretty, well maintained front and rear gardens with direct access to the rear to a parking compound with allocated parking space. 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.

Entrance Porch

Front door opening into the entrance porch, featuring an uplighter and a useful storage cupboard housing the gas meter, electricity meter and fuse board. An internal oak veneered door opens into the sitting room.

Sitting Room

A bright and welcoming reception room with a front aspect window overlooking the attractive front garden. Features include a radiator, staircase rising to the first-floor landing, and an opening through to the kitchen/dining room.

Kitchen/Dining Room

A modern shaker-style kitchen fitted with a range of eye and base level cupboards and drawers with complementary wood-effect work surfaces over. There is a stainless steel sink and drainer with mixer tap, integrated electric oven with four-ring electric hob and extractor hood above, space for a fridge/freezer, plumbing for a dishwasher and washing machine, bottle rack, display shelving, corner carousel cupboard and tiled splashbacks. A full-height cupboard houses the Worcester Bosch gas-fired boiler. The kitchen overlooks the rear garden through a rear aspect window and is open plan to the dining area, which comfortably accommodates a good-sized table and chairs. There is a radiator and a glazed door providing direct access to the rear garden.

First Floor Landing

Stairs rise from the sitting room to the first-floor landing, where there is a loft hatch providing access to the roof space and doors leading to both bedrooms and the bathroom.

Bedroom One

A particularly spacious double bedroom with a front aspect window, radiator and fitted wardrobe cupboard.

Bedroom Two

A good-sized single bedroom with a rear aspect window, radiator, fitted wardrobe cupboard and an airing cupboard positioned over the stairs.

Bathroom

Fitted with a white suite comprising an enclosed panel bath with mixer tap and shower over, low-level WC with dual flush, and pedestal wash hand basin with mixer tap. Additional features include a radiator, floor-to-ceiling wall tiling and an obscured rear aspect window.

Outside

The rear garden is a particular feature of the property, having been beautifully landscaped to create an attractive and low-maintenance outdoor space. A generous Indian sandstone patio provides an excellent area for outdoor dining and entertaining and is bordered by granite set edging. There is an area of artificial lawn together with well-stocked planted borders incorporating a variety of established shrubs and climbing roses. Further benefits include a screened bin storage area, timber garden shed and a gate providing access to the rear parking area.

Additional Information

Council Tax Band - C
EPC - C

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.

