



30 Earlswood Close  
Horsham, West Sussex, RH13 6DB  
Guide Price £325,000 Freehold



COURTNEY  
GREEN

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# 30 Earlswood Close, Horsham, West Sussex, RH13 6DB

A neatly presented and modernised two bedroom end-terrace home situated in a small cul-de-sac location on the north east side of Horsham with access to the A264 commuter routes to London, Gatwick and motorway networks. The property lies within the catchment for Forest and Millais schools and is approximately 1½ miles from Horsham town centre and station. The accommodation comprises a covered entrance with external store cupboard, a sitting room, a kitchen/breakfast room, two bedrooms, and a bathroom. Outside, the home enjoys a private fenced garden, and allocated parking. A modern gas fired boiler provides heating and hot water and the property is double glazed throughout. 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.

The accommodation comprises:

Covered entrance area with external store and **Front Door** opening into the sitting room.

## Sitting Room

A bright reception space with a front aspect window overlooking the garden, a radiator, a high-level fuse board, stairs rising to the first floor, and an open archway leading through to the kitchen.

## Kitchen/Breakfast Room

The kitchen is fitted with a range of eye and base level cabinets and drawers with contrasting worktops. There is a stainless steel one-and-a-half bowl sink and drainer with mixer tap, an integrated electric oven with a four-burner gas hob and extractor hood above, space for fridge/freezer, space and plumbing for washing machine, a cupboard housing the gas-fired boiler, a front aspect window and radiator.

Stairs rise from the sitting room to the first floor landing, where there is a loft hatch providing access to the loft space and doors leading to all rooms.

## Bedroom 1

A generously sized double bedroom with a front aspect window, radiator, and a built-in cupboard over the stairs.

## Bedroom 2

A single bedroom with a front aspect window and radiator.

## Bathroom

A modern white suite comprising a panel-enclosed bath with mixer taps and handheld shower attachment, low-level WC with dual flush, pedestal wash hand basin, radiator, extractor fan, and an obscured side aspect window.

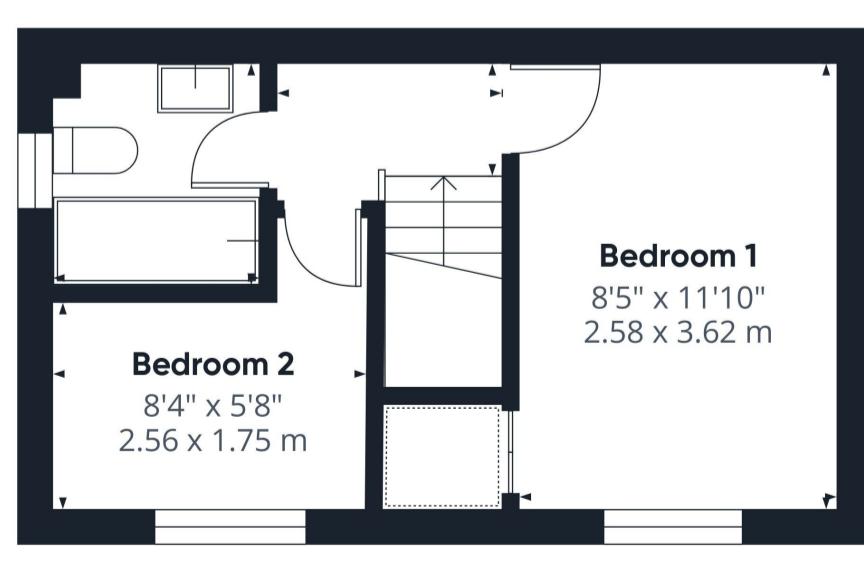
## Outside

The home enjoys a private fenced garden, and allocated parking.

## Council Tax Band - 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(02 plus) A	89	89
(01-01) B	89-80	89	89
(69-60) C	69-60	80	80
(55-48) D	55-48	60	60
(39-34) E	39-34	60	60
(21-18) F	21-18	60	60
(11-00) G	11-00	60	60
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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