



**Woodgates Close  
Horsham, RH13 5RS**

**£440,000**

**01403 272022  
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## Woodgates Close, Horsham, RH13 5RS



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### LOCATION

This fantastic three bedroom semi-detached house is set within an enviable location towards the end of a small cul de sac, approximately 0.9 miles distant from the town centre & Station, gifting you with a very short walk to both. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station, which is 0.6 miles away, has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within close proximity of some of the areas most popular schools, which includes Kingslea Primary School, The Forest School and Millais Girls.

### PROPERTY

Presenting for sale this enticing three-bedroom semi-detached property, positioned in an area with excellent public transport links, local amenities, and schools nearby. This property is situated a mere 10-minute walk from the Horsham station & town, making it an ideal location for families or couples seeking a well-connected residence. Upon entry, you are welcomed by an inviting entrance hallway that opens up to a large reception room. This room is an extended lounge/diner, light and airy with a delightful garden view and direct access to the garden. Notably, it features large understairs storage, suitable for keeping the room organised and clutter-free. The kitchen is separate from the living space, ensuring a quiet, dedicated area for culinary activities. It is equipped with ample storage and

a window that invites natural light, illuminating the space beautifully during daytime hours. The property boasts three spacious double bedrooms, each filled with natural light that creates a warm and pleasant ambiance. The main bedroom has the added benefit of built-in wardrobes, offering generous storage. Bedroom 3 also features built-in wardrobes, providing a similar advantage. These rooms offer plenty of space, making them perfect for a restful retreat after a long day. The stylish bathroom does not disappoint either, giving off a luxurious and modern vibe. It is large and includes a separate bath and a large walk-in shower. The windows allow natural light to flood in, enhancing the overall appeal of the space. While the property itself requires some modernising, it offers a wealth of potential and could easily be transformed into your dream home.

### OUTSIDE

Externally, the property features driveway parking leading to a garage with an up-and-over door. The garage, equipped with power and lighting, could be converted subject to planning permission. In addition, a side gate provides access to the private and secluded west-facing garden adorned with mature plants and shrubs. A patio area within the garden provides ample space for seating, making it an ideal spot for relaxing or entertaining guests.

In summary, this property has a great deal to offer. With its fantastic location, potential for personalisation, and impressive features, this could be the perfect home for you.





**Buses**

3 minute walk



**Shops**

Town Centre  
0.9 miles



**Trains**

Horsham – 0.6 miles  
Littlehaven – 1.1 miles



**Airport**

Gatwick  
11.2 miles



**Roads**

M23  
5.6 miles



**Sport & Leisure**

Pavilions in the Park  
0.7 miles



**Rental Income**

£tbc



**Schools**

Kingslea Primary  
The Forest School  
Millais



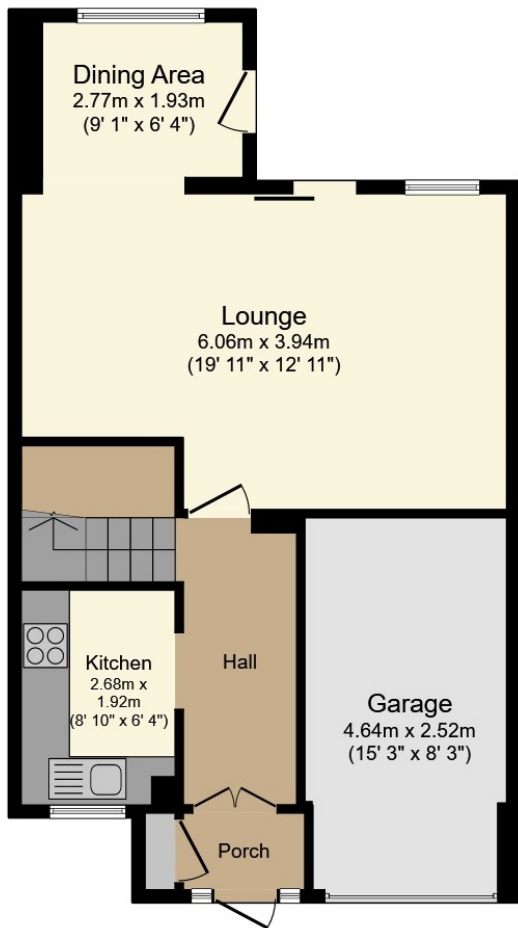
**Broadband**

Up to 500 Mbps

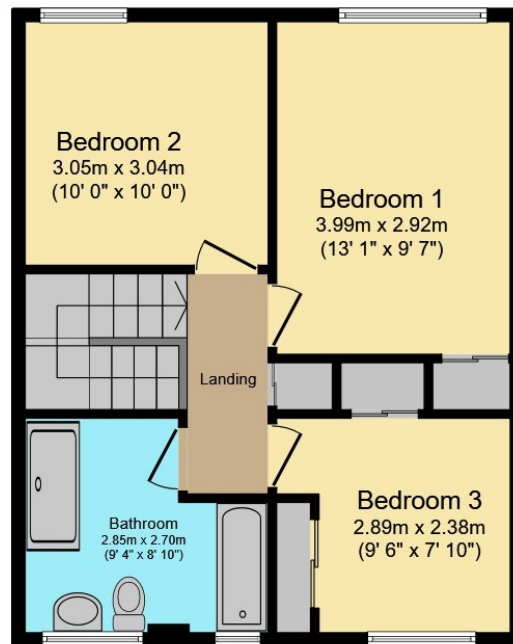


**Council Tax**

Band D

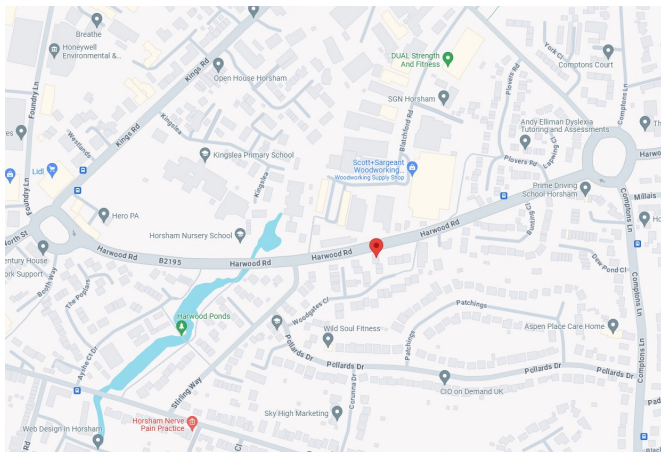


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,110 sq ft / 103 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**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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