



**Connells**

Wakehurst Mews  
Horsham

# Wakehurst Mews Horsham RH12 1XE

for sale  
£350,000



## Property Description

Situated in a pleasant cul-de-sac location, this well presented two-bedroom end of terrace property offers spacious living accommodation, a private rear garden and excellent potential for future extension (subject to the necessary planning permissions). The property also benefits from ample of road parking, making it ideal for first time buyers, small families or investors.

Upon entering the property, you are welcomed by an entrance porch, providing a useful space for coats and shoes before leading into the comfortable lounge, perfect for relaxing or entertaining.

To the rear of the property is a kitchen diner, offering a practical and sociable space for cooking and dining. The kitchen flows through to a bright conservatory, which overlooks the private rear garden and provides additional living space and can be enjoyed throughout the year.

Upstairs, the property offers two bedrooms along with a family bathroom, making it ideal home for couple, small families or those looking to downsize.

Externally, the home enjoys a private rear garden, perfect for outdoor dining and relaxing. As an end of terrace property, there is also excellent potential to extend to the side and rear, subject to obtaining the appropriate planning permissions.

The property further benefits from ample off-road parking and its quiet cul-de-sac setting, offering both convenience and privacy.

## 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.

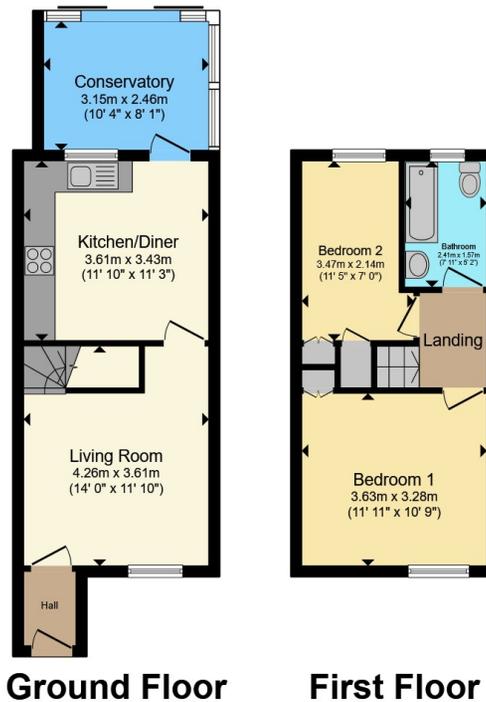
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive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

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.









Total floor area 64.4 m<sup>2</sup> (694 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)



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EPC Rating: Awaiting  
 Council Tax Band: C

Tenure: Freehold

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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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