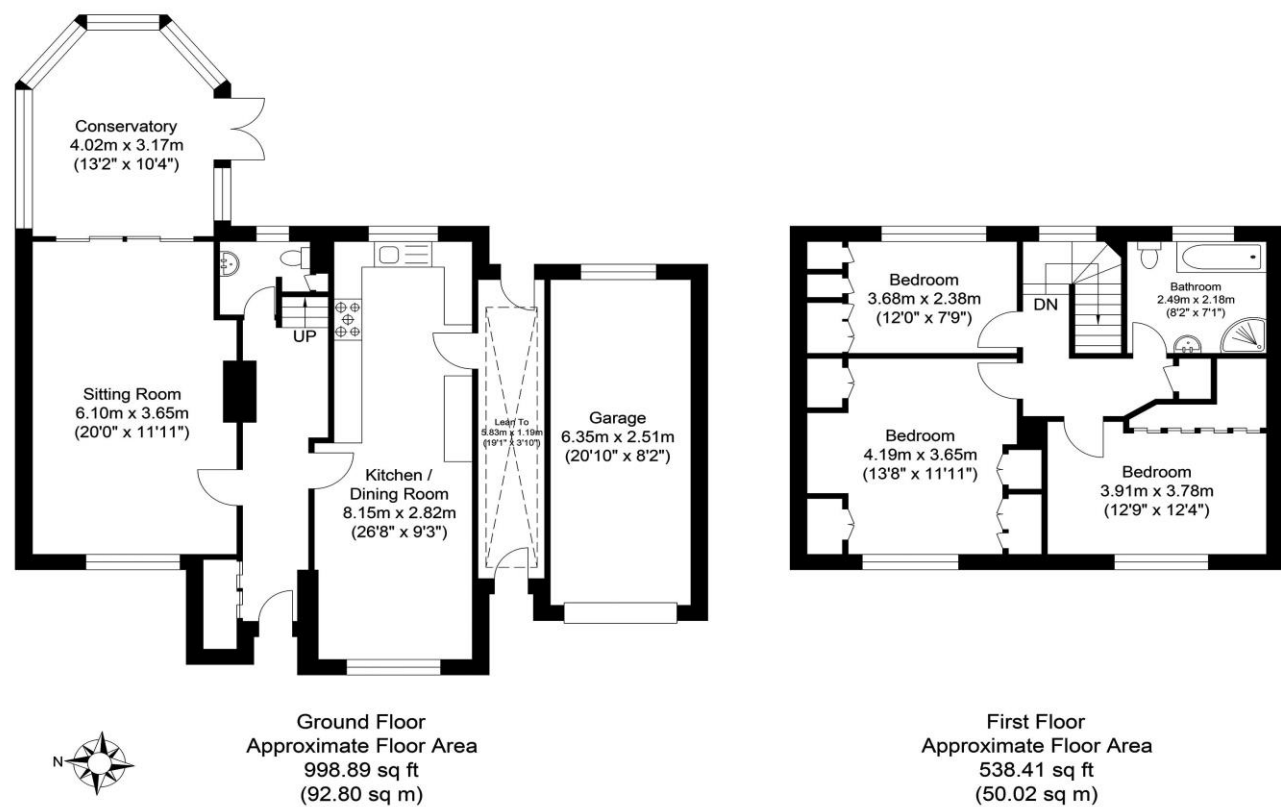


the floorplan...



Approximate Gross Internal Area (Including Garage) = 142.82 sq m / 1537.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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A well presented 3 double bedroom, 2 reception room detached house, built in 1963 by Croudace Homes, coming to the market for first time in 41 years, offering potential to enlarge with large kitchen/dining room, driveway for 4 vehicles, garage and private 71' garden

Guide price £600,000 - £625,000
Freehold

92 Comptons Lane, Horsham,
West Sussex, RH13 6BJ



more details from...

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE
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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- 3 double bedrooms
- 2 reception rooms
- Detached house
- Built in 1963 by Croudace Homes
- Driveway for 4 vehicles
- Garage with power
- Private 71' garden
- Potential to enlarge
- Kitchen/dining room
- First time to market in 41 years
- School catchment of Heron Way, Millais & Forest
- Popular residential road
- Close to transport links and beautiful walks
- EPC rating D



The property is situated on a popular residential road in school catchment of Heron Way, Millais & Forest, and close to major transport links and beautiful country walks.



in more detail...

A well presented 3 double bedroom, 2 reception room detached house, built in 1963 by Croudace Homes, coming to the market for first time in 41 years, offering potential to enlarge with large kitchen/dining room, driveway for 4 vehicles, garage and private 71' garden. The property is situated on a popular residential road and is situated in school catchment of Heron Way, Millais & Forest. The property is close to major transport links and beautiful country walks. The accommodation comprises: entrance hallway with storage, cloakroom, sitting room with newly installed wood burner and conservatory with doors onto the garden. The kitchen/dining room has been refitted with an attractive range of units. On the first floor there is access into the loft space which offers potential to convert, similar to neighbouring properties. There are 3 double bedrooms with fitted wardrobes and family sized bathroom with separate shower enclosure. Benefits include double glazed windows, Karndean & Amtico flooring, and gas fired central heating to radiators (boiler located in the cloakroom). A driveway provides parking for 4 vehicles, leading to the garage with power, roller shutter door and access into covered area which is ideal for those with dogs or children. The 71' x 52' rear garden is a particular feature of the property and offers a good degree of privacy. The garden is well stocked with mature shrubs and flowers, lawn, substantial patio and side access.



the location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the bustling Carfax is alive with regular markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million pound transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

worth bearing in mind... This would be ideal if you are looking for a well presented home with large kitchen/dining room, potential to enlarge, driveway for 4 vehicles, garage and private garden.