



## 9 Highbirch Close, Horsham, West Sussex, RH12 4UP

In Excess of £625,000

**MANSELL  
McTAGGART**  
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## In brief...

- 4 double bedrooms
- 2 reception rooms
- Spacious and well presented detached house
- Built in the 1980s
- Popular Heritage Estate
- Superb 69' south facing garden
- Driveway and garage
- Close to schools, transport links, shops and country walks
- Scope to enlarge, if required

A spacious and well presented 4 bedroom, 2 reception room detached house, built in the 1980s with driveway for 2 vehicles, garage, stunning 69' south facing garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## In more detail...

A spacious and well presented 4 bedroom, 2 reception room detached house, built in the 1980s with driveway for 2 vehicles, garage, stunning 69' south facing garden and no onward chain. The property is situated on the popular Heritage Estate, close to excellent schools, major transport links, country walks and a selection of shops.

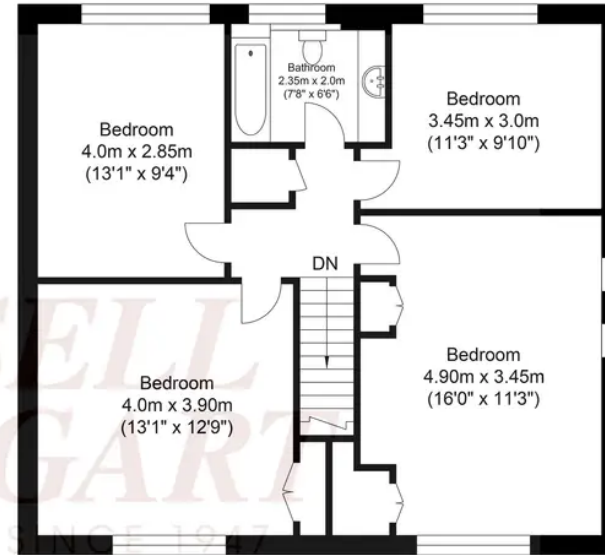
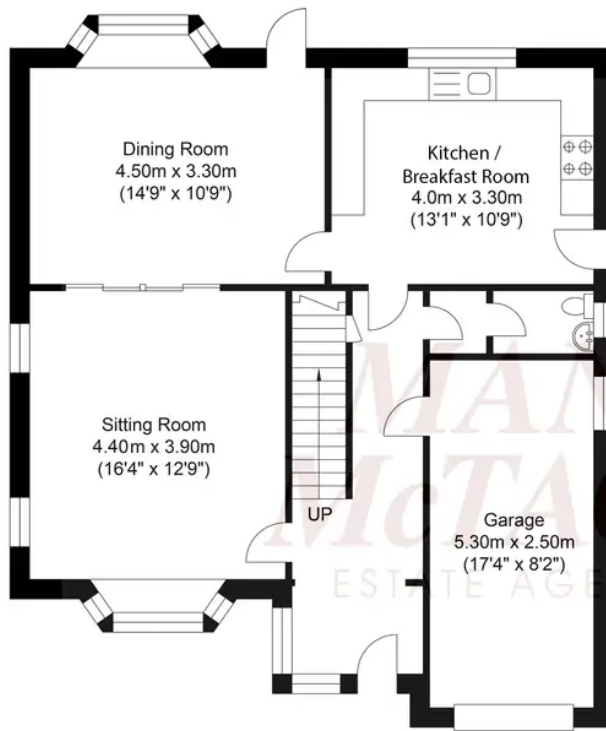
The accommodation comprises: entrance hallway with access into garage, cloakroom, bay fronted sitting room with fireplace and separate dining room. The kitchen/breakfast room is fitted with an attractive range of units, integrated appliances and opportunity to incorporate the dining room, if required. Upstairs there are 4 generous double bedrooms and family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the garage). A brick paved driveway provides parking for 2 vehicles, leading to the integral garage which lends itself for conversion into an additional reception room, if required. The driveway could also be widened to create an additional 2/3 spaces. The 69' x 38' south facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is predominantly lawned with well established borders, paved patio and side access.

## 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 Carfax is alive with twice-weekly 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 specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. 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 two 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.





Ground Floor  
Approximate Floor Area  
816.76 sq ft  
(75.88 sq m)

First Floor  
Approximate Floor Area  
722.04 sq ft  
(67.08 sq m)

Approximate Gross Internal Area (Including Garage) = 142.96 sq m / 1538.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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