



44 Farhalls Crescent, Horsham, West Sussex, RH12 4DA

Guide Price £500,000 - £525,000

**MANSELL
McTAGGART**
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In brief...

- 3 well proportioned bedrooms
- Link-detached bungalow
- Built in the 1970s
- Greatly improved by sellers
- Driveway for 3 vehicles and garage
- Private south facing garden
- No onward chain
- Newly re-roofed
- Peaceful and convenient location
- Close to schools, transport links, shops and walks

A greatly improved 3 bedroom link-detached bungalow, built in the 1970s with new roof, driveway for 3 vehicles, garage, private south facing garden and no onward chain. The property is situated in a quiet but convenient location, close to excellent schools, major transport, shops and country walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





In more detail...

A greatly improved 3 bedroom link- detached bungalow, built in the 1970s with new roof, driveway for 3 vehicles, garage, private south facing garden and no onward chain. The property is situated in a quiet but convenient location, close to excellent schools, major transport, shops and country walks.

The accommodation comprises: entrance hallway with storage cupboard, 2 double sized bedrooms with fitted wardrobes and modern bathroom. The great sized sitting/dining room with electric feature fireplace overlooks the garden and leads into the refitted kitchen with side access and 3rd bedroom which could be an additional reception room, if required. There is a door from the third bedroom into the integral garage.

Benefits include double glazed windows, gas fired central heating to radiators (combination boiler located in the kitchen), re-roofed, re-decorated and newly re-floored and carpeted.

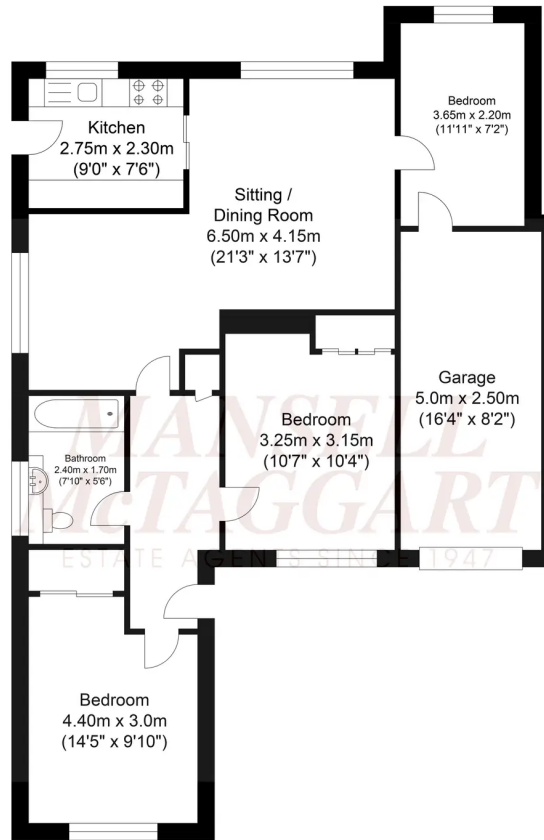
A brick paved driveway, leads to the integral garage with remote controlled shutter door and power. The 62' X 34' south facing garden offers an excellent degree of privacy and is predominantly lawned with well stocked borders and Sandstone paved patio.

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 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.





Approximate Floor Area
990.27 sq ft
(92.0 sq m)

Approximate Gross Internal Area (Including Garage) = 92.0 sq m / 990.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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