



28 Brushwood Road, Horsham, West Sussex, RH12 4PE

Guide Price £750,000 – £800,000

**MANSELL
McTAGGART**
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In brief...

- 4 double sized bedrooms
- Spacious and flexible accommodation
- 409 sq ft self contained annex
- Master bedroom with en suite
- Built in 1976
- Sellers in occupancy for 25 years
- Driveway for 5/6 vehicles
- Private plot
- Close to schools, transport links, country walks and shops

A spacious and versatile 4 double bedroom detached house, built in 1976 with 409 sq ft self contained annex, master bedroom with en suite, driveway for 5/6 vehicles and private plot.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





In more detail...

A spacious and versatile 4 double bedroom detached house, built in 1976 with 409 sq ft self contained annex, master bedroom with en suite, driveway for 5/6 vehicles and private plot. The property is situated in a convenient location, close to major transport links, excellent schools, shops and country walks.

The accommodation comprises: entrance hallway, shower room, large sitting/dining room and enlarged in 1986 garden room with bi fold doors onto the driveway and front garden. The kitchen/breakfast room is fitted with an attractive range of units and separate utility room with side access onto covered area. Off the hallway there is a door into the 409 sq ft annex which was constructed in 2012 and consists of good sized bedroom, inner hallway with door to rear with useful ramp, wet room, sitting room with storage and door to front with ramped access. The kitchen is fitted with modern units, integrated oven, hob and microwave, and space for fridge/freezer and washing machine. Upstairs in the main house there is a part boarded loft with ladder. The master bedroom is equipped with fitted wardrobes and en suite bathroom. There are 3 further double bedrooms (2 with fitted wardrobes) and family bathroom with Aqualisa digital shower.

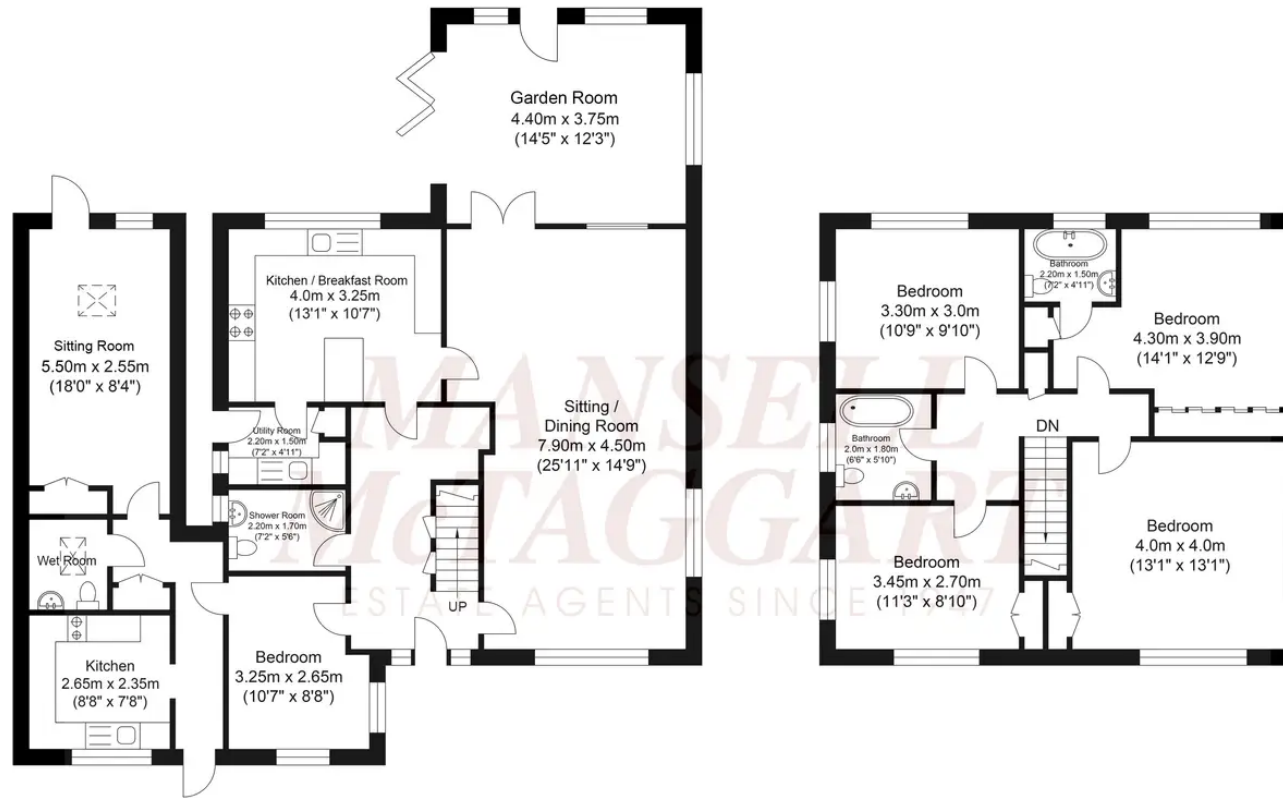
Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen/breakfast room), separate heating system in annex (Vaillant combination boiler located in the kitchen), underfloor heating in the main house for all bathrooms and marble tiling.

A set of gates lead onto the driveway which provides parking for 5/6 vehicles and there is an additional space located to the front of the property. A separate driveway could be created, if required. The front garden is lawned with border, seating area with pergola and side access. The 56' x 37' rear garden offers a good degree of privacy and is predominantly lawned with well stocked borders.

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.





Ground Floor
 Approximate Floor Area
 1296.29 sq ft
 (120.43 sq m)

First Floor
 Approximate Floor Area
 718.59 sq ft
 (66.76 sq m)

Approximate Gross Internal Area (Including Annex) = 187.19 sq m / 2014.89 sq ft
 Annex = 38.08 sq m / 409.89 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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