



24 Brambling Close, Horsham, West Sussex, RH13 6AZ

Offers Over £400,000

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In brief...

- 3 well proportioned bedrooms
- Mid terraced house
- Built in the 1960s by Croudace Homes
- First time to market in 53 years
- Private garden
- Garage in block
- Scope to convert loft and create driveway
- Peaceful but convenient location
- Close to schools, transport links and country walks

A rarely available and well located 3 bedroom mid terraced house, built in the 1960s by Croudace Homes, coming to the market for the first time in 53 years with private garden and garage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





In more detail...

A rarely available and well located 3 bedroom mid terraced house, built in the 1960s by Croudace Homes, coming to the market for the first time in 53 years with private garden and garage. The property is situated in a quiet and tucked away position, within striking distance of excellent schools, major transport links and beautiful walks.

The accommodation comprises: entrance porch, hallway, spacious sitting/dining room with doors onto garden and kitchen fitted with an attractive range of units and rear access. On the first floor there is access into the loft which lends itself for conversion. There are 3 well proportioned bedrooms (2 doubles and 1 single) and modern bathroom.

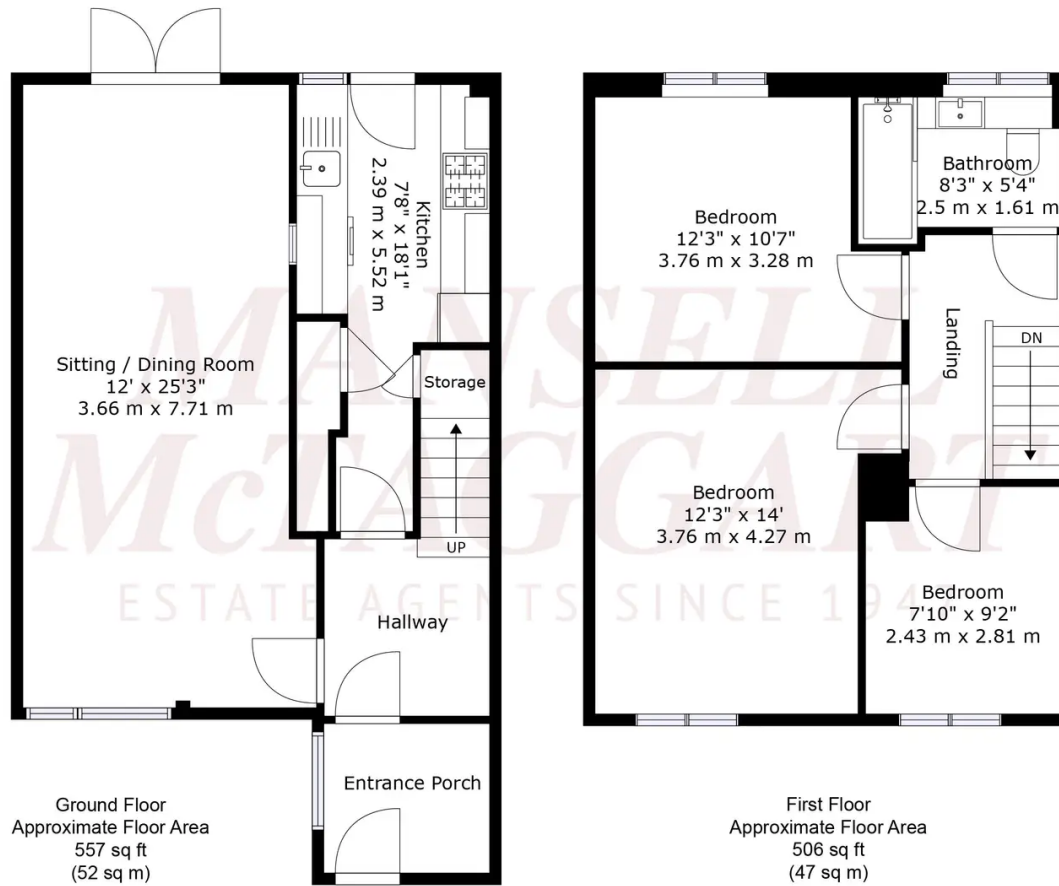
Benefits include replacement double glazed windows & internal door, Amtico flooring and gas fired central heating to radiators (Worcester boiler located in kitchen).

There is ample resident parking to front and an opportunity to create a driveway, if required. A garage is located opposite in a block and offers good storage. The 42' x 19' rear garden is lawned with paved patio and rear 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 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 Gross Internal Area = 99 sq m / 1065 sq ft (excluding garage)
Illustration for identification purposes only, measurements are approximate, not to scale.



Mansell McTaggart Horsham

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