



67 Station Road, Horsham, West Sussex, RH13 5EX

Guide Price £450,000

**MANSELL
McTAGGART**
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In brief...

- 3 well proportioned bedrooms
- 2 reception rooms
- Victorian semi detached house
- West facing garden
- Beautifully presented throughout
- Potential to convert the loft
- Close to schools, transport links, town centre and park
- Useful utility/cloakroom

A beautifully presented 3 bedroom, 2 reception room Victorian semi detached house with utility/cloakroom and private west facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





In more detail...

A beautifully presented 3 bedroom, 2 reception room Victorian semi detached house with utility/cloakroom and private west facing garden. The property is situated on a popular residential road, within a short walk of the town centre, shopping facilities, excellent schools, major transport links and Horsham park.

The accommodation comprises: entrance hallway, bay fronted sitting room with feature fireplace, dining room and kitchen refitted with an attractive range of units and Oak work surfaces. Off the kitchen there is a useful utility/cloakroom and rear access. On the first floor there is access into the loft which lends itself for conversion, similar to neighbouring properties. There are 3 well proportioned bedrooms (2 doubles & 1 single) and modern family bathroom.

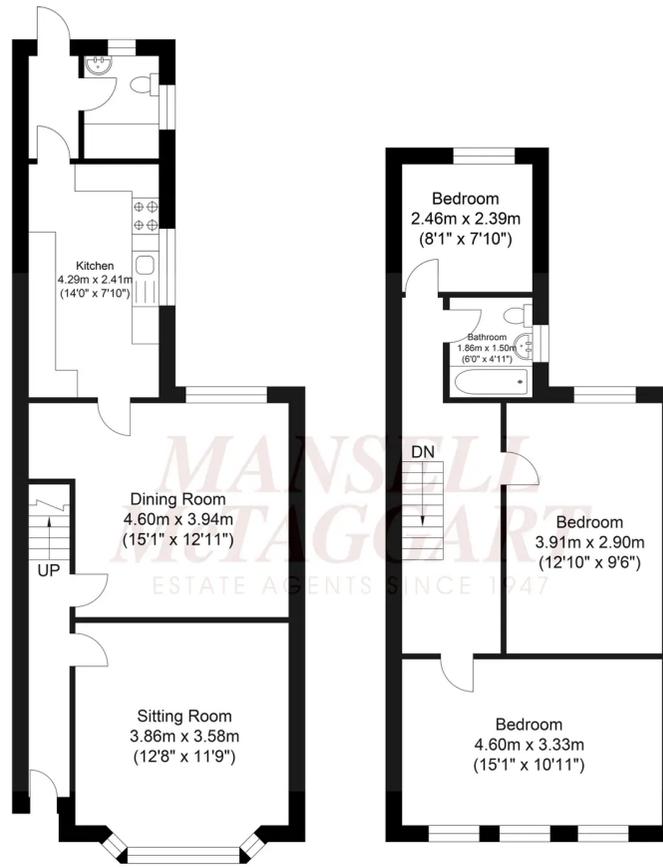
Benefits include: double glazed windows, Oak flooring, hand-made shutters and gas fired central heating to radiators (combination boiler located in the loft).

The 59' x 19' west facing garden offers an excellent degree of privacy and is predominantly lawned with paved patio, timber framed outbuilding 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 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
572.64 sq ft
(53.20 sq m)

First Floor
Approximate Floor Area
515.59 sq ft
(47.90 sq m)

Approximate Gross Internal Area = 101.10 sq m / 1088.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

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