



**21 Forestfield, Horsham, West Sussex, RH13 6DY**

Guide Price £725,000 – £750,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## In brief...

- 5 well proportioned bedrooms
- 3 reception rooms
- Built in the 1960s
- Immaculately presented and versatile detached house
- First time to market in over 25 years
- Private and well established west facing garden
- Opposite St. Leonard's Forest
- Close to excellent schools and town centre
- Driveway for 2/3 vehicles and garage

A greatly improved and versatile 5 bedroom, 3 reception room split level detached house, built in the 1960s with driveway for 2/3 vehicles, garage and private west facing garden.

Council Tax band: F

EPC Rating: D

Tenure: Freehold





### **In more detail...**

A greatly improved and versatile 5 bedroom, 3 reception room split level detached house, built in the 1960s with driveway for 2/3 vehicles, garage and private west facing garden. The property is situated on a desirable residential development, opposite St. Leonard's Forest, and within easy access of excellent schools, major transport links and Horsham town centre.

The accommodation comprises: entrance porch, hallway, sitting room with feature fire and stairs rising to the dining room, family bathroom and good sized conservatory. The kitchen is fitted with an attractive range of units, side access and enjoys a pleasant outlook over the garden. On the second floor there are 3 well proportioned bedrooms. The third floor offers an additional 2 double sized bedrooms and shower room.

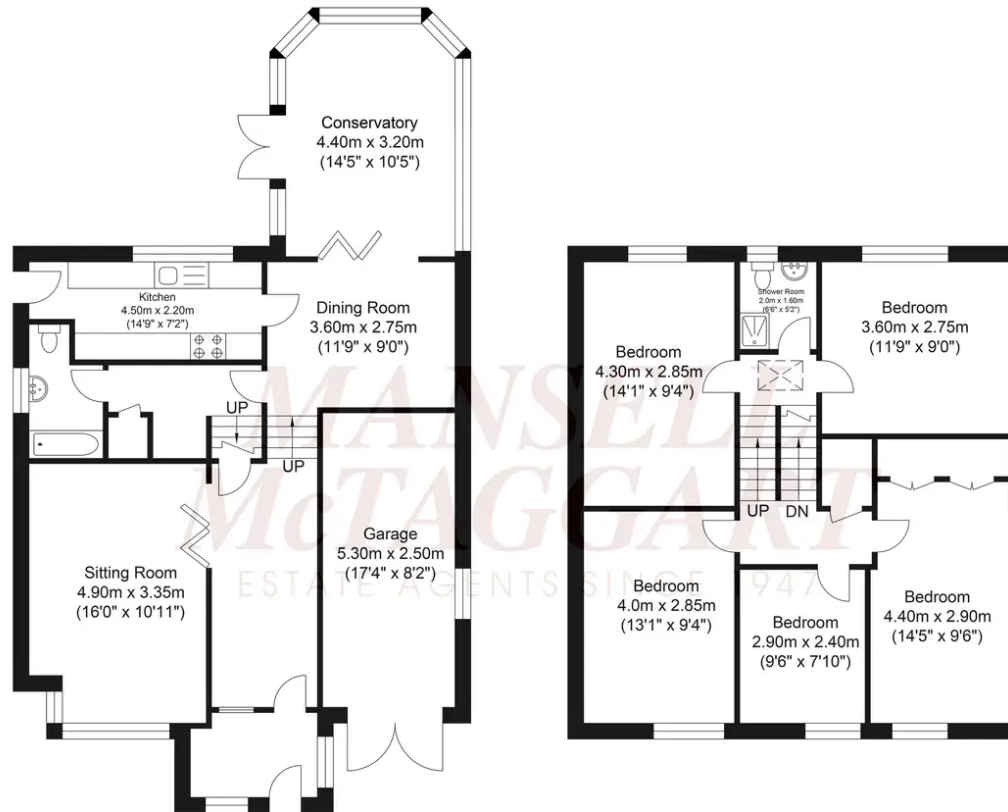
Benefits include: parquet flooring, double glazed windows and gas fired central heating to radiators (boiler located in the garage).

A driveway provides parking for 2/3 vehicles, leading to the 17'4 x 8'2 garage with power and opportunity to convert, if required. The 82' x 39' west facing garden offers an excellent degree of privacy and is predominantly lawned with well established borders, paved patio 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  
926.77 sq ft  
(86.10 sq m)

First Floor  
Approximate Floor Area  
754.55 sq ft  
(70.10 sq m)

Approximate Gross Internal Area = 156.20 sq m / 1681.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Mansell McTaggart

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