



131 New Street, Horsham, West Sussex, RH13 5EA

Offers in Excess of £400,000

**MANSELL
McTAGGART**
Trusted since 1947

In brief...

- 2 well proportioned double bedrooms
- 2 reception rooms
- Edwardian end of terrace house
- Beautifully improved and high specification
- Stunning kitchen and bathroom
- Potential to convert loft
- Landscaped west facing garden
- Summerhouse with power
- Close to schools, railway station, walks and town centre

A greatly improved and high specification 2 double bedroom, 2 reception room Edwardian end of terrace house with private west facing garden and superbly fitted kitchen and bathroom. The property is situated on a popular centrally positioned residential road, within striking distance of excellent schools, railway station, Horsham park, town centre and country walks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





In more detail...

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The accommodation comprises: dining room with intelligent fitted storage, bay fronted sitting room with open fireplace and kitchen refitted with a stunning selection of matt units, Bosch integrated appliances, Quartz work surfaces and double doors onto the paved entertaining area. On the first floor there is access into the loft which lends itself for conversion. There are 2 well proportioned double bedrooms with fitted storage and fantastic bath/shower room that has been upgraded with a modern suite.

Benefits include double glazed windows, bespoke shutters, under-floor heating to bathroom and kitchen, gas fired central heating to radiators (boiler located in kitchen) and Oak flooring.

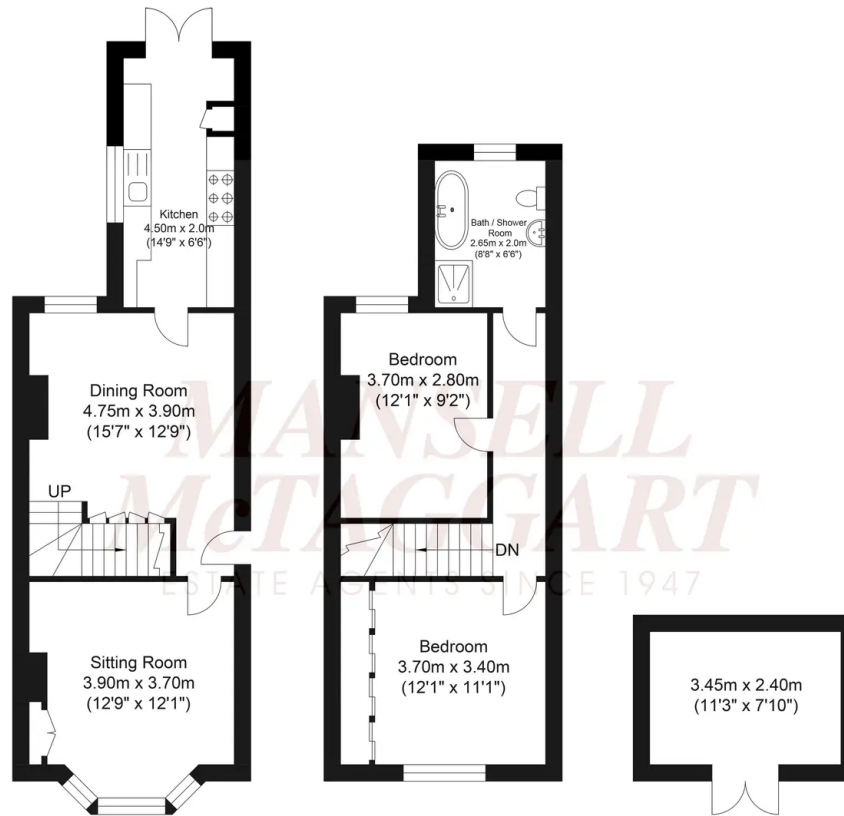
The 52' X 13' west facing garden is ideal for entertaining and provides a perfect low maintenance space. The garden is predominantly paved with Limestone, side access and useful timber framed summerhouse/store room with power.

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
435.40 sq ft
(40.45 sq m)

First Floor
Approximate Floor Area
383.84 sq ft
(35.66 sq m)

Outbuilding
Approximate Floor Area
89.12 sq ft
(8.28 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 76.11 sq m / 819.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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