



**221 Comptons Lane, Horsham, West Sussex, RH13 6BZ**

**Guide Price £685,000 - £700,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



## In brief...

- 4 well proportioned bedrooms
- 4 reception rooms
- Spacious and well presented detached house
- Driveway for 2 vehicles and double garage
- En suite
- Close to schools, transport links, shops and country walks
- First time to market in over 25 years
- South facing corner plot garden
- Select close of only 3 properties

A very well presented and spacious 4 bedroom, 4 reception room detached house, built in the 1990s with en suite, south facing corner plot garden, driveway for 2 vehicles and double garage.

EPC Rating: C

Council Tax Band: F







## In more detail...

A very well presented and spacious 4 bedroom, 4 reception room detached house, built in the 1990s with en suite, south facing corner plot garden, driveway for 2 vehicles and double garage. The property is situated in a small and select close of only 3 properties, close to excellent schools, major transport links, shops and stunning country walks.

The accommodation comprises: entrance hallway, cloakroom, study/office, sitting room with open fire and doors onto the garden, family room and good sized conservatory. The kitchen has been refitted with an attractive range of units, integrated appliances, Quartz work surfaces, utility area and door onto driveway. On the first floor there is access into the loft which lends itself for conversion. The master bedroom features an en suite shower room. There are 3 further well proportioned bedrooms and family bathroom.

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

A driveway provides parking for 2 vehicles, leading to the double garage with ample storage and power. The 62' x 29' south facing corner plot garden is predominantly lawned with well stocked borders and Sandstone patio.

## The Location...

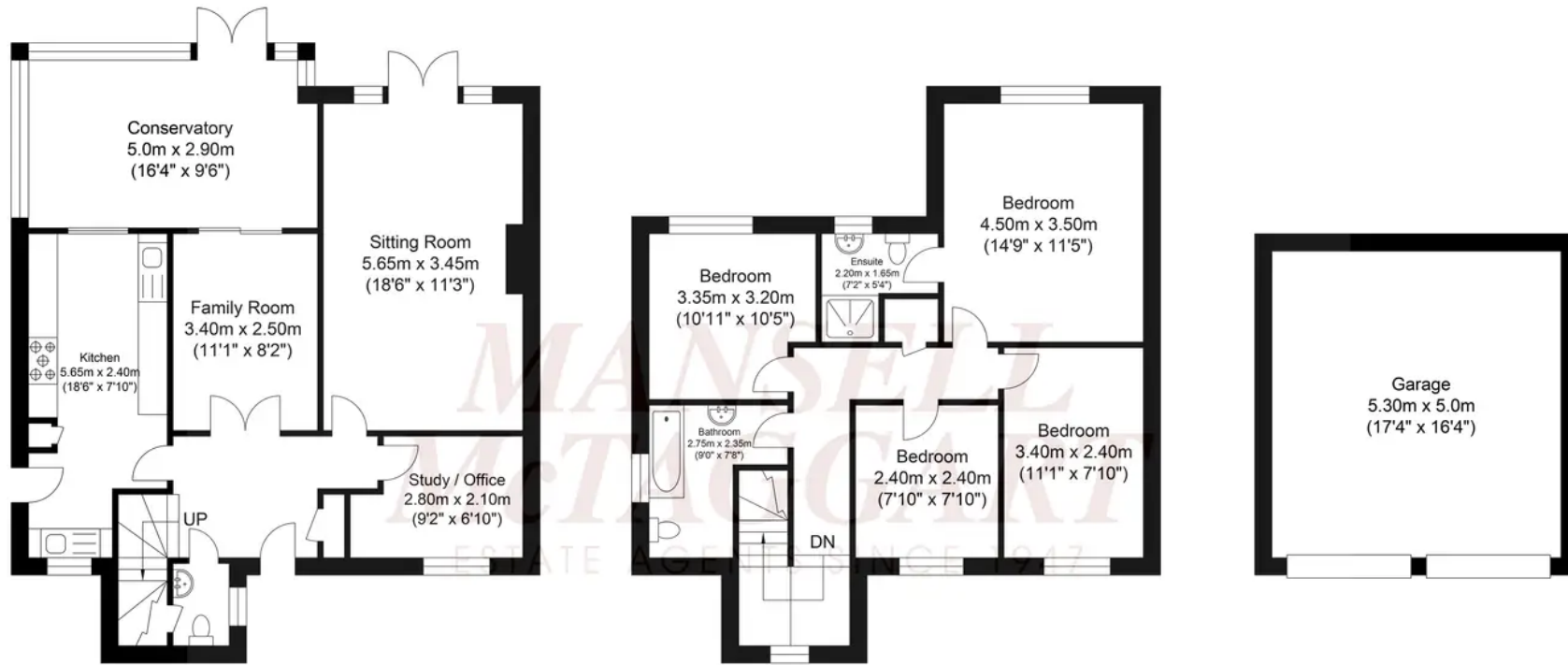
The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the 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  
789.85 sq ft  
(73.38 sq m)

First Floor  
Approximate Floor Area  
630.33 sq ft  
(58.56 sq m)

Garage  
Approximate Floor Area  
285.24 sq ft  
(26.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 131.94 sq m / 1420.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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