



31 Collingwood Road, Horsham, West Sussex, RH12 2QN

In Excess of £700,000

**MANSELL
McTAGGART**
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In brief...

- 3 well proportioned double bedrooms
- 3 reception rooms
- Well presented detached house
- Fantastic open outlook over the allotments
- Previously laid out as 4 bedrooms
- First time to market in over 40 years
- Guest bedroom with en suite
- Driveway for 2 vehicles and garage with power
- No onward chain
- Close to schools, shops, walks, transport links and parks

An immaculately presented and rarely available 3 double bedroom, 3 reception room detached house with outstanding westerly outlook over the allotments, private garden, driveway for 2 vehicles, garage and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





In more detail...

An immaculately presented and rarely available 3 double bedroom, 3 reception room detached house with outstanding westerly outlook over the allotments, private garden, driveway for 2 vehicles, garage and no onward chain. The property is situated on an exclusive residential close, within close proximity of excellent schools, major transport links, Horsham park, shops and the town centre.

The accommodation comprises: entrance porch, hallway with storage, cloakroom, separate dining room, sitting room with fireplace and bi fold doors leading into the conservatory. The kitchen/breakfast room is fitted with an attractive range of units, space for domestic appliances and side access. On the first floor there is a part boarded loft, useful airing and storage cupboards, and family bathroom. The guest bedroom benefits from a fine outlook, en suite wet room and fitted wardrobes. The master bedroom overlooks the allotments and is a great size (previously set up as 2 separate children's bedrooms) and the 3rd bedroom is well proportioned and would house a double bed.

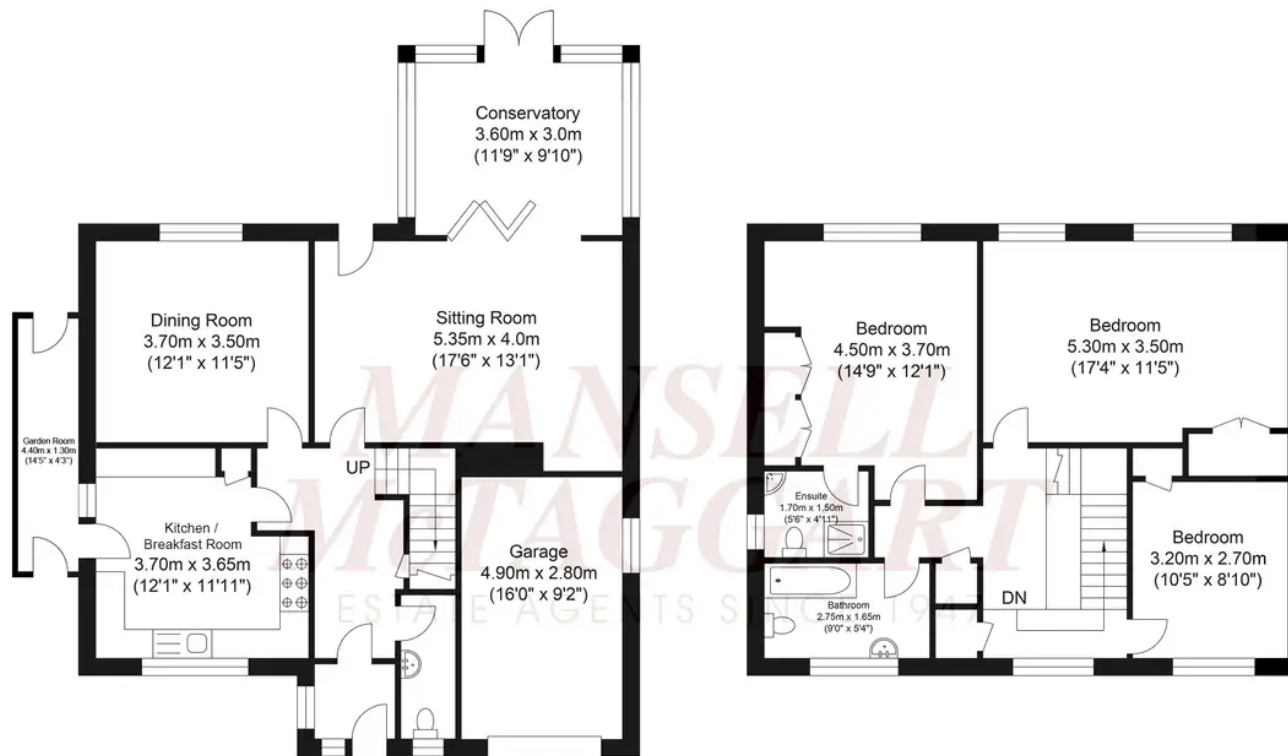
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/breakfast room). A brick paved driveway provides parking for 2 vehicles, leading to the garage with power.

The 42' x 39' west facing rear garden offers an excellent degree of privacy and is predominantly lawned with well stocked boards, decked patio, timber framed shed, and side and rear access. A covered garden room provides through access and has been used to store bicycles and dry washing over the years.

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
954.22 sq ft
(88.65 sq m)

First Floor
Approximate Floor Area
710.20 sq ft
(65.98 sq m)

Approximate Gross Internal Area = 154.63 sq m / 1664.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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