



95 Ropeland Way, Horsham, West Sussex, RH12 5NZ

£475,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## In brief...

- 3 well proportioned bedrooms
- Rarely available detached house
- Built in the late 1990s
- First time to market in 23 years
- Master bedroom with en suite
- Driveway and garage with power
- No onward chain
- Part walled private garden
- Close to schools, transport links, shops and walks

A rarely available 3 bedroom detached house, built in the late 1990s with en suite, driveway, garage, private garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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

A rarely available 3 bedroom detached house, built in the late 1990s with en suite, driveway, garage, private garden and no onward chain. The property is situated on a popular development, close to excellent schools, major transport links, country walks and shopping facilities.

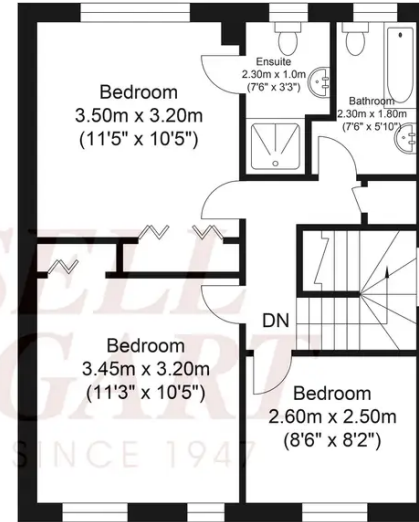
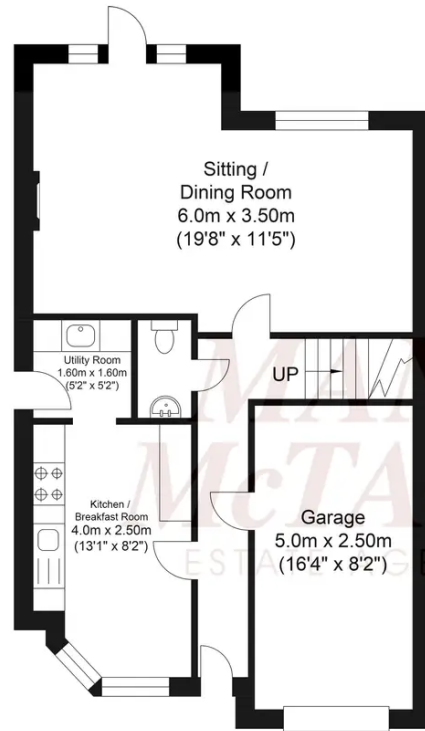
The accommodation comprises: entrance hallway with access into garage, cloakroom, sitting/dining room with door into garden and bay fronted kitchen/breakfast room fitted with an attractive range of units and useful utility room which houses the boiler and provides side access. On the first floor there is access into the loft which lends itself for conversion, similar to other residents nearby. The master bedroom is equipped with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms (bedroom 2 with fitted wardrobe) and bathroom.

A driveway offers parking for 1 vehicle, leading to the integral garage with power and scope to convert. There is an option to widen the driveway, if required. The 39' x 32' part walled rear garden offers an excellent degree of privacy and is predominantly lawned with borders 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  
598.90 sq ft  
(55.64 sq m)

First Floor  
Approximate Floor Area  
491.37 sq ft  
(45.65 sq m)

Approximate Gross Internal Area (Including Garage) = 101.29 sq m / 1090.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart

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