



**MANSELL
McTAGGART**
Established since 1947
FOR SALE
£263,000
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126

125

124

120 Sycamore Avenue, Horsham, West Sussex, RH12 4TT

Offers Over £210,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 1 double bedroom ground floor maisonette
- Built in the 1970s
- No onward chain
- Extended lease
- Allocated parking space
- Private landscaped garden
- Close to transport links, walks and shops
- Ideal first time purchase

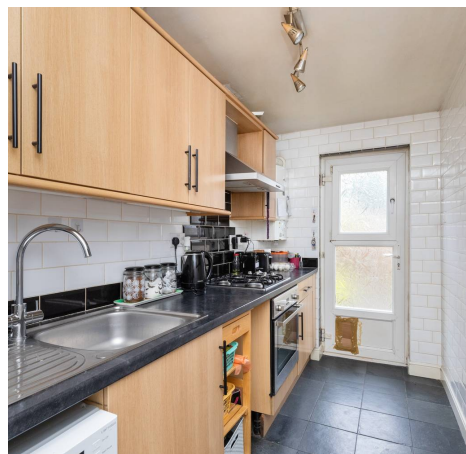
A well presented 1 double bedroom ground floor maisonette, built in the 1970s with extended lease, allocated parking space, private garden and no onward chain.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





In more detail...

A well presented 1 double bedroom ground floor maisonette, built in the 1970s with extended lease, allocated parking space, private garden and no onward chain.

This would make an ideal first time or investment purchase and was let out previously. The property is situated on a popular residential development, close to transport links, shops and country walks. The accommodation comprises: entrance hallway, sitting/dining room and kitchen fitted with an attractive range of units and door onto the garden. From the hallway there is a double sized bedroom and bathroom.

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

There is 1 allocated parking space nearby. The 19' X 16' garden offers an excellent degree of privacy and is predominantly paved with raised beds, shed and rear access.

Tenure: Leasehold

Lease Length: An extended lease of 140 years will be granted to the purchaser as part of the property sale.

Service Charge: Non Payable (Self maintaining)

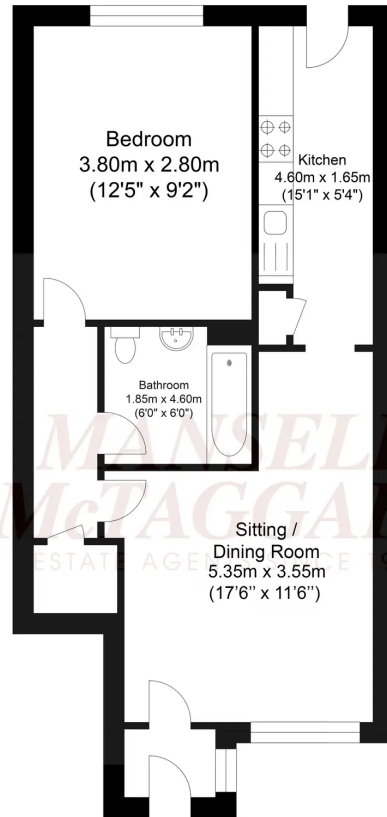
Ground Rent: Peppercorn

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.





Approximate Floor Area
522.91 sq ft
(48.58 sq m)

Approximate Gross Internal Area = 48.58 sq m / 522.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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