



7 Collingwood Close, Horsham, West Sussex, RH12 2QP

Guide Price **£625,000**

**MANSELL
McTAGGART**
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In brief...

- 3 well proportioned bedrooms
- 2 reception rooms
- Spacious and greatly improved bungalow
- Built in the 1970s
- No onward chain
- Driveway for 3 vehicles and garage
- South facing corner plot garden
- Quiet and convenient position
- Close to schools, railway station, shops, 2 parks and town centre

A greatly improved and spacious 3 bedroom, 2 reception room detached bungalow, built in the 1970s with driveway for 3 vehicles, garage, south facing garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





In more detail...

A greatly improved and spacious 3 bedroom, 2 reception room detached bungalow, built in the 1970s with driveway for 3 vehicles, garage, south facing garden and no onward chain. The property is situated in a quiet residential close, within easy reach of the railway station, excellent schools, 2 parks and the town centre.

The accommodation comprises: entrance hallway with built-in storage, and access into the loft which lends itself for conversion. There are 3 well proportioned bedrooms (bedroom 1 with fitted wardrobes) and great sized bath/wet room which is designed for those with mobility restrictions. From the hallway there is access into the sitting room with feature fireplace and good sized dining/family room with French doors onto the private garden and separate cloakroom. The kitchen has been refitted with an attractive range of units, integrated appliances and access to front and rear.

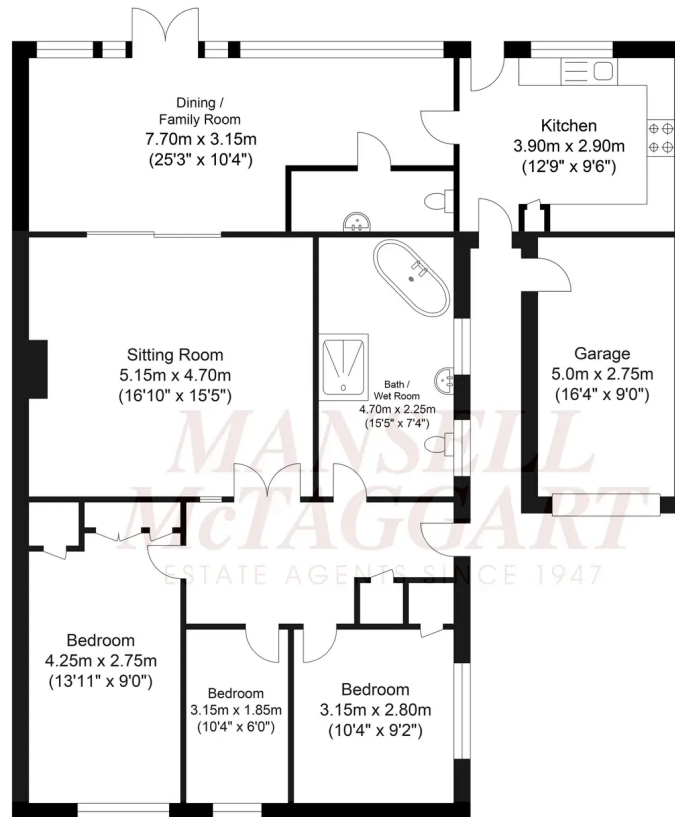
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the loft).

A brick paved driveway provides parking for 3 vehicles, leading to the garage with power. The 45' x 32' south facing corner plot garden is predominantly lawned with paved patio and rear access onto an alley-way which leads to Trafalgar Road and nearby corner-shop.

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
 1382.84 sq ft
 (128.47 sq m)

Approximate Gross Internal Area = 128.47 sq m / 1382.84 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

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