



**2 Allingham Gardens, Horsham, West Sussex, RH12 4US**

Guide Price £465,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## In brief...

- 2 double sized bedrooms
- Rarely available detached house
- Popular Heritage development
- Built in the 1980s
- Driveway for 2 vehicles and garage
- Private rear garden
- Potential to enlarge and improve
- Close to schools, transport links, shops and walks

A rarely available 2 double bedroom, 2 reception room detached house, built in 1978 with driveway for 2 vehicles, garage, private garden and no onward chain. The property is situated on the ever popular Heritage development, close to excellent schools, major transport links, shopping facilities and beautiful country walks.

Council Tax band: E

Tenure: Freehold

EPC Rating: D





## In more detail...

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The accommodation comprises: entrance hallway, cloakroom, sitting room with fireplace and dining room. The kitchen is fitted with a selection of units, side access and opportunity to incorporate the dining room into a family sized kitchen, if required. Upstairs there is a well proportioned master bedroom with 2 useful storage cupboards. A number of nearby residents have created an en suite to this bedroom. There is a further double sized bedroom with storage and family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the airing cupboard).

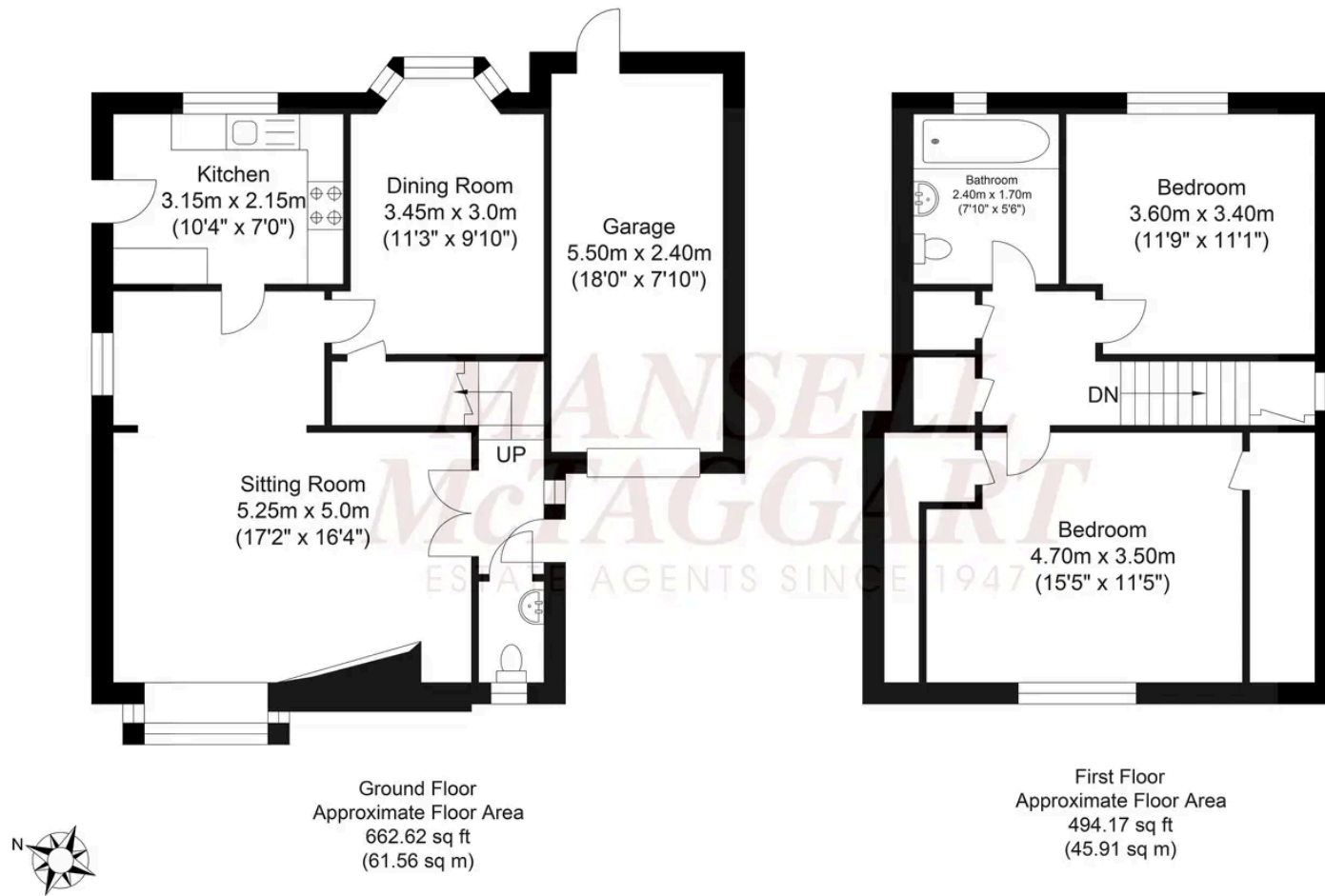
A driveway provides parking for 2 vehicles, leading to the garage with power and rear door into the garden. The 45' X 32' rear garden offers a good degree of privacy and is predominantly lawned with well established borders, paved patio and side access.

## 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.





Approximate Gross Internal Area (Including Garage) = 107.47 sq m / 1156.79 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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