



## 8 Firs Close, Horsham, West Sussex RH12 1GD

Guide Price £800,000 - £825,000

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## In brief...

- 5 double sized bedrooms
- 3 storey semi detached house of 2252 sq ft
- Built in 2015 by Crest Nicholson Homes
- Driveway and garage with power
- 2 en suite bedrooms
- Fantastic south facing garden
- Exclusive and conveniently located development
- Furniture is negotiable
- Close to schools, transport links, walks and town centre

An outstanding and extremely spacious 5 double bedroom, 3 storey semi detached house of 2252 sq ft, built in 2015 by Crest Nicholson with 2 en suites, driveway, garage and south facing garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## In more detail...

An outstanding and extremely spacious 5 double bedroom, 3 storey semi detached house of 2252 sq ft, built in 2015 by Crest Nicholson with 2 en suites, driveway, garage and south facing garden. The property is situated on an exclusive development, close to excellent schools, major transport links, shopping facilities, stunning walks and Horsham town centre.

The accommodation comprises: entrance hallway with storage, cloakroom, sitting room and kitchen/dining/family room fitted with an attractive range of units, Quartz work surfaces, integrated appliances and doors onto the garden. On the first floor there is a master bedroom with dressing area, fitted wardrobes and en suite bath/shower room. The guest bedroom is equipped with comprehensive fitted wardrobes and en suite shower room, and a further generous double bedroom. The second floor offers 2 well proportioned double sized bedrooms and bathroom.

Benefits include double glazed windows, megaflo water system, gas fired central heating to radiators (boiler located in the garage), bespoke shutters, Amtico flooring and fibre-optic broadband.

A brick paved driveway provides parking for 1 vehicle, leading to the garage with power and opportunity to convert, if required. The 60' x 31' south facing rear garden offers an excellent degree of privacy and is predominantly lawned with stocked borders and paved patio.

**NB. The furniture within the property is negotiable.**

**Site charge: £342.27 per annum**

**Managing agents: Courtney Green**



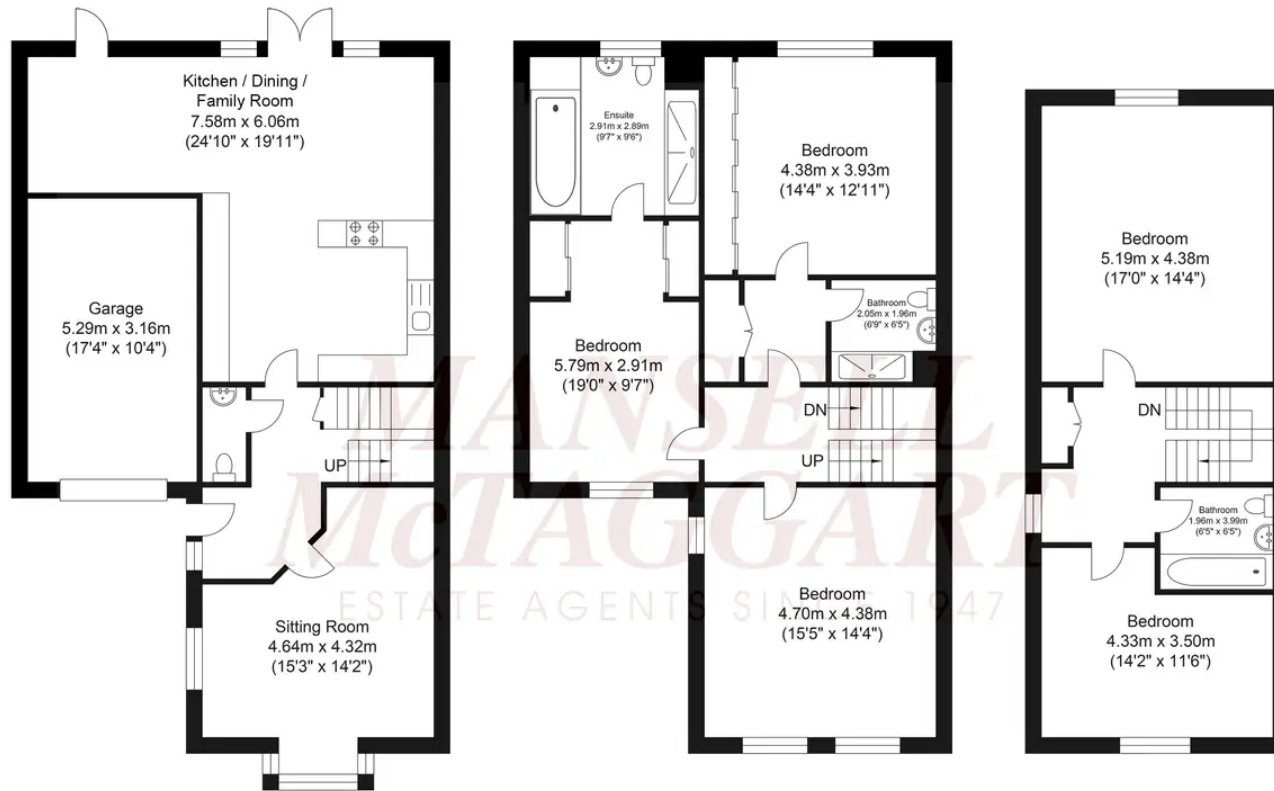
## The location...

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  
879.19 sq ft  
(81.68 sq m)

First Floor  
Approximate Floor Area  
825.91 sq ft  
(76.73 sq m)

Second Floor  
Approximate Floor Area  
547.77 sq ft  
(50.89 sq m)



Approximate Gross Internal Area (Including Garage) = 209.30 sq m / 2252.88 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