



17 Swallowtail Road, Horsham, West Sussex, RH12 5YD

Offers Over £350,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 3 well proportioned bedrooms
- Well presented and greatly improved mid terraced house
- Built in the 1970s
- Private garden
- Ample resident parking
- Modern kitchen and bathroom
- Quiet residential close
- Close to transport links, schools, shops and walks

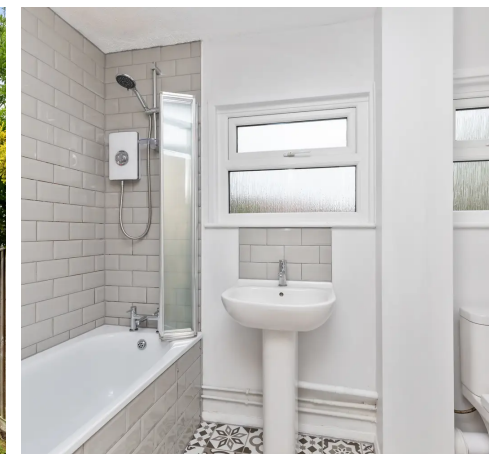
A greatly improved and conveniently positioned 3 bedroom mid terraced house, built in the 1970s with modern kitchen and bathroom, and private garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





In more detail...

A greatly improved and conveniently positioned 3 bedroom mid terraced house, built in the 1970s with modern kitchen and bathroom, and private garden. The property is situated in a residential development, close to transport links, excellent schools, shopping facilities and country walks.

The accommodation comprises: entrance porch, hallway with storage, kitchen/dining room refitted with an attractive range of units, Granite work surfaces and door into sitting room with doors onto the garden. On the first floor there is access into the part boarded loft. There are 3 well proportioned bedrooms and refitted family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (Vaillant combination boiler located in first floor storage cupboard).

There is ample resident parking nearby. The 39' X 16' rear garden offers a good degree of privacy and is predominantly lawned with composite decked seating area and rear access.

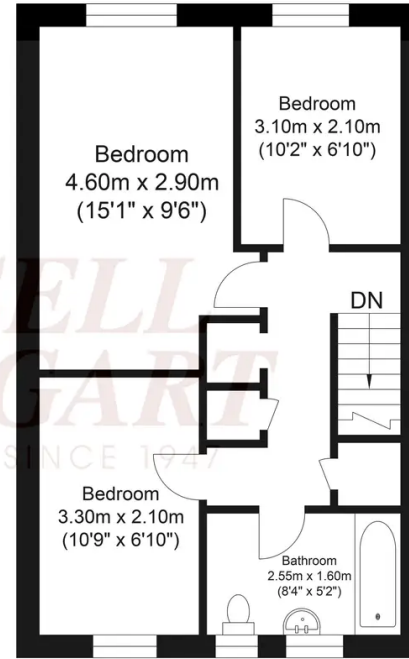
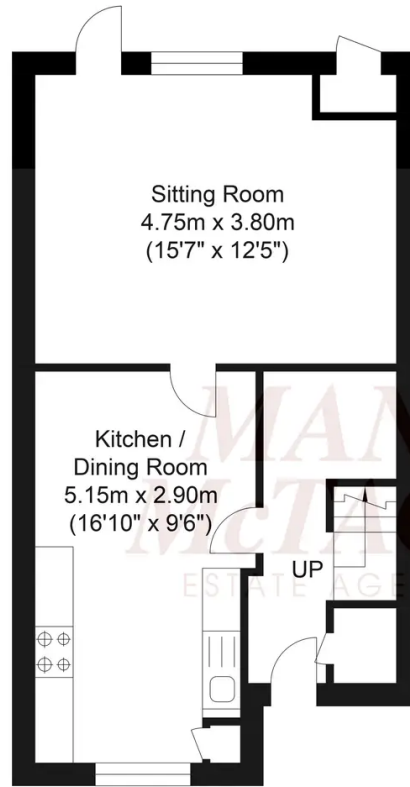
NB: site charge £30 per month

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
 439.59 sq ft
 (40.84 sq m)

First Floor
 Approximate Floor Area
 409.02 sq ft
 (38.0 sq m)

Approximate Gross Internal Area = 78.84 sq m / 848.62 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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