



18 Nymans Close, Horsham, West Sussex, RH12 5JR

Guide Price £600,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 4 bedrooms
- 2 reception rooms
- Immaculately presented detached house
- Built in 1994
- Sellers in residence since new
- Driveway for 2 vehicles and garage
- Master bedroom with en suite
- South facing garden
- Quiet and conveniently located development
- No onward chain

An immaculately presented 4 bedroom, 2 reception room detached house, built in 1994 with en suite, driveway, garage, private south facing garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Rating: C





In more detail...

An immaculately presented 4 bedroom, 2 reception room detached house, built in 1994 with en suite, driveway, garage, private south facing garden and no onward chain. The property is situated in a peaceful position, close to excellent schools, major transport links, shopping facilities and beautiful country walks.

The accommodation comprises: entrance hallway, cloakroom, sitting room with feature fire and dining room with double doors onto the garden. The kitchen/breakfast room is fitted with an attractive range of units and French doors lead onto the garden. There is an opportunity to create a large kitchen/dining room, if required. Upstairs there is a well proportioned master bedroom with fitted wardrobes and en suite shower room. There are 3 further bedrooms and modern family bathroom.

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

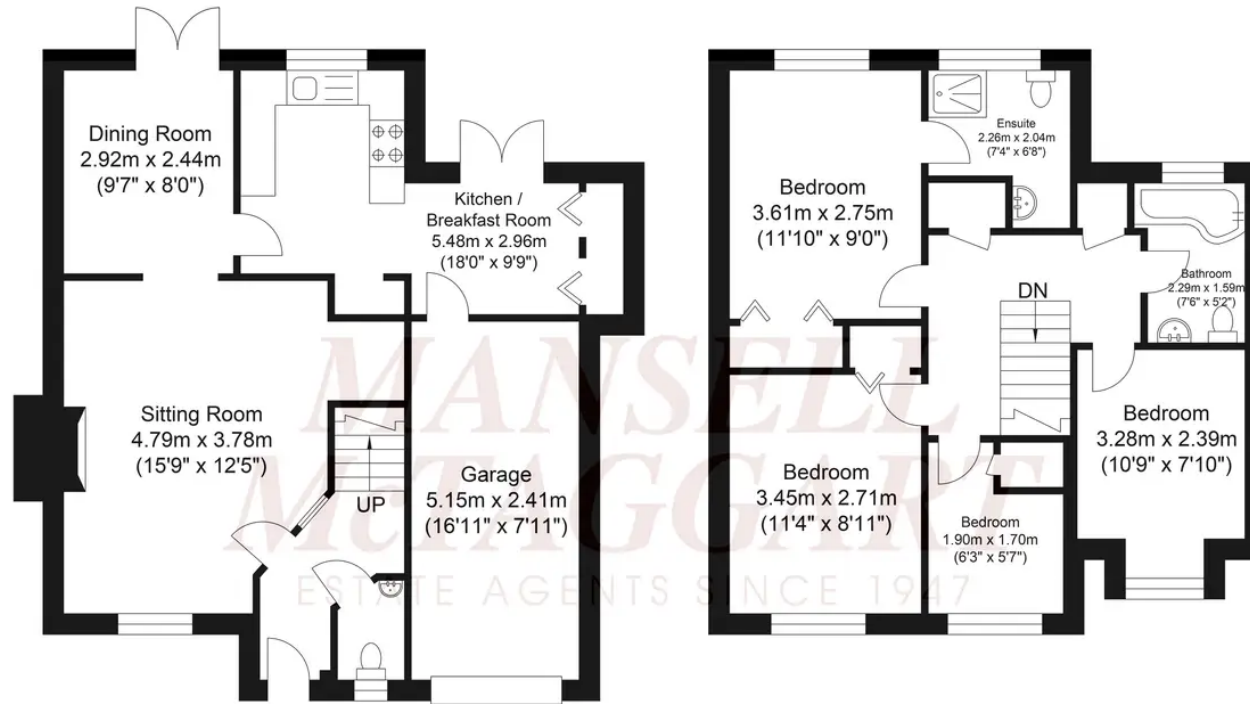
A driveway provides parking for 2 vehicles, leading to the garage with power. The 42' X 34' south facing garden offers a good degree of privacy and is predominantly lawned with established borders, summerhouse and paved entertaining areas.

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
 646.26 sq ft
 (60.04 sq m)

First Floor
 Approximate Floor Area
 554.98 sq ft
 (51.56 sq m)

Approximate Gross Internal Area (Including Garage) = 111.60 sq m / 1201.25 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