



10 Allingham Gardens, Horsham, West Sussex, RH12 4US

Offers In Excess of £750,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 4 well proportioned double bedrooms
- 4 reception rooms
- Spacious and immaculately presented detached house
- Private south west facing garden
- Driveway for 2 vehicles and garage
- Master bedroom with dressing room and en suite
- Popular Heritage development
- Close to schools, transport links, shops and walks
- First time to market since built

A beautifully presented and spacious 4 double bedroom, 4 reception room detached house, built in 1978, enlarged by the current seller with master bedroom suite, south west facing garden, driveway for 2 vehicles and garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





In more detail....

A beautifully presented and spacious 4 double bedroom, 4 reception room detached house, built in 1978, enlarged by the current seller with master bedroom suite, south west facing garden, driveway for 2 vehicles and garage. The property is situated in a quiet position on the ever so popular Heritage development, close to excellent schools, major transport links, shopping facilities and stunning country walks.

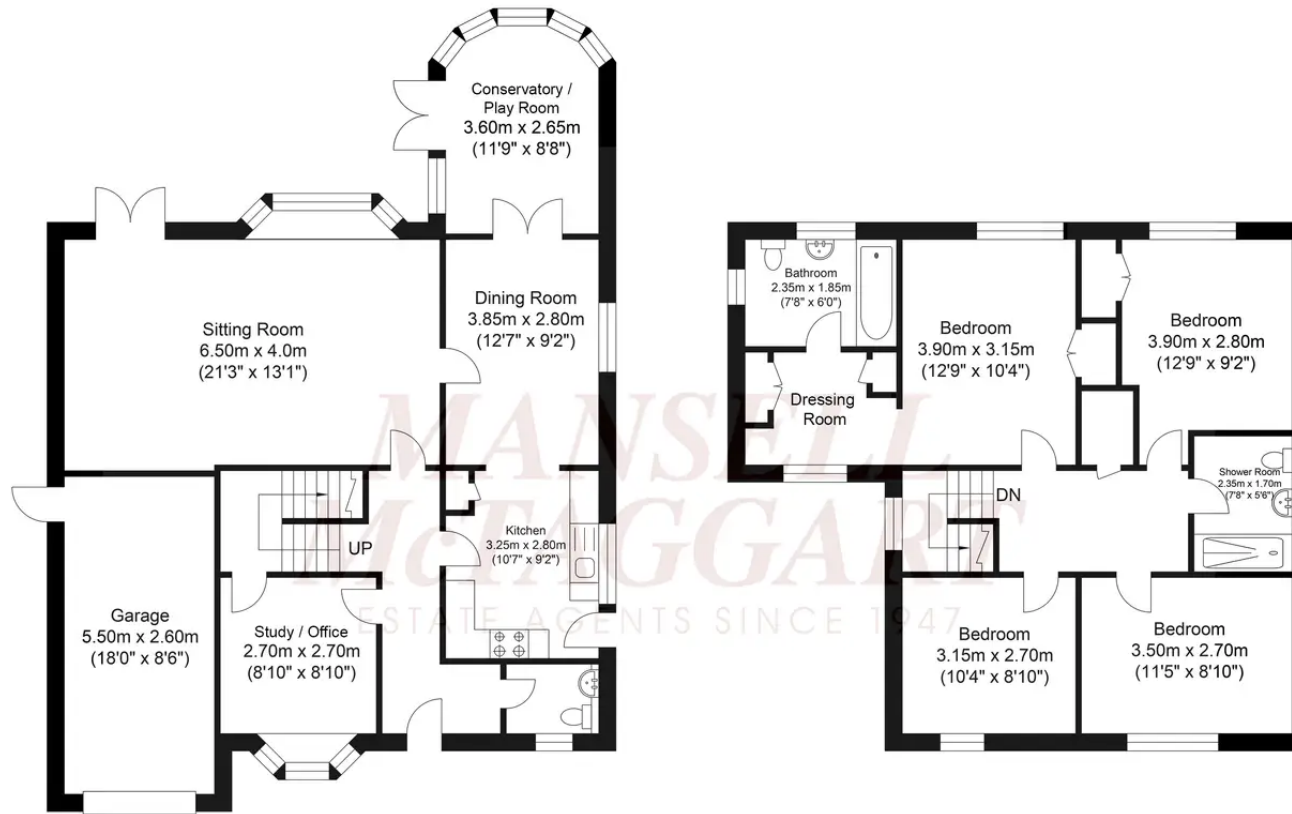
The accommodation comprises: entrance hallway, cloakroom, study/office with bay window and good sized sitting room with gas feature fire and French doors onto the south west facing garden. The kitchen has been replaced with an attractive range of units, Granite work surfaces, integrated appliances and side door. Off the kitchen there is a dining room that leads into the sitting room and conservatory/play room. On the first floor there is an impressive master bedroom with dressing room, ample fitted wardrobes and en suite bathroom. There are 3 further double sized bedrooms (1 with fitted storage) and modernised shower room with Aqualisa digital shower.

A brick paved driveway provides parking for 2 vehicles, leading to the garage with power. The 58' x 54' south west facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is predominantly lawned with well established flower and shrub 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.





Ground Floor
Approximate Floor Area
999.42 sq ft
(92.85 sq m)

First Floor
Approximate Floor Area
735.49 sq ft
(68.33 sq m)

Approximate Gross Internal Area (Including Garage) = 161.18 sq m / 1734.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

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