



## 13 Pondtail Park, Horsham, West Sussex, RH12 5LD

Guide Price £385,000 - £400,000

**MANSELL  
McTAGGART**  
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## In brief...

- 2 well proportioned double bedrooms
- Semi detached house
- Built in 2004 by Swann Hill Homes
- Greatly improved by the current seller
- 1 Allocated parking space
- Low maintenance west facing garden
- Popular and conveniently located development
- Potential to convert loft space
- 9'4' X 7'4' studio with power

A well presented and good size 2 double bedroom semi detached house, built in 2004 by Swann Hill Homes with west facing garden, allocated parking space and 9'4' X 7'4' studio.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## In more detail...

A well presented and good size 2 double bedroom semi detached house, built in 2004 by Swann Hill Homes with west facing garden, allocated parking space and 9'4' X 7'4' studio. The property is situated on a select development, close to excellent schools, major transport links, shops and country walks.

The accommodation comprises: entrance hallway, cloakroom, sitting room with double doors onto the garden and double aspect kitchen/dining room fitted with an attractive range of units and space for appliances. Upstairs there is access into the loft which lends itself for conversion. There are 2 well proportioned double bedrooms and modern bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/breakfast room).

There is 1 allocated parking space and ample resident parking nearby. The 29' X 15' west facing garden is decked with rear access. A 9'4' X 7'4' timber framed studio with power is ideal as an office or gym.

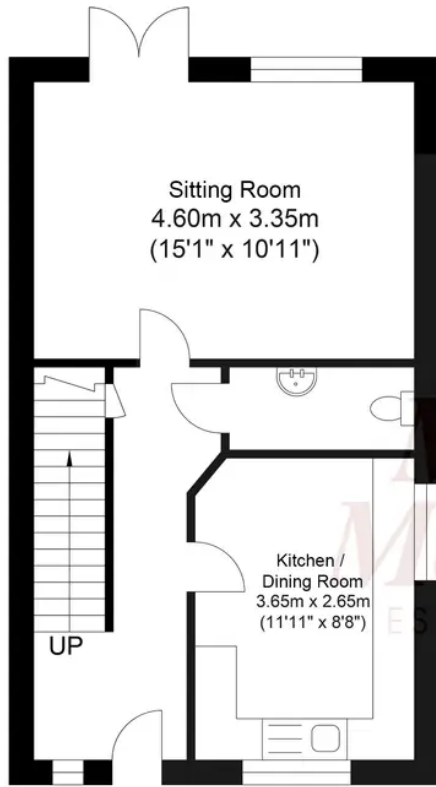
Estate Charge: Peppercorn

## The location...

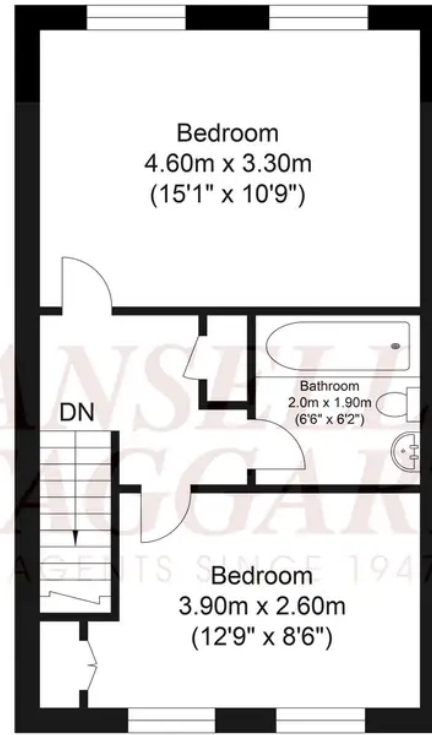
The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the 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.

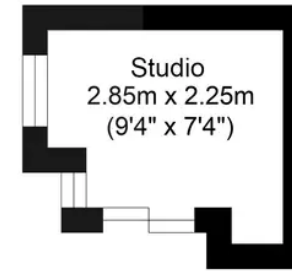




Ground Floor  
Approximate Floor Area  
406.01 sq ft  
(37.72 sq m)



First Floor  
Approximate Floor Area  
406.01 sq ft  
(37.72 sq m)



Outbuilding  
Approximate Floor Area  
65.22 sq ft  
(6.06 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 75.44 sq m / 812.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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