



45 Brook Road, Horsham, West Sussex, RH12 5FS

Offers Over £575,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 4 well proportioned bedrooms
- 2 reception rooms
- Detached house
- Built in the 1980s
- Master bedroom with en suite
- Driveway for 2 vehicles and garage
- West facing corner plot garden
- Quiet and tucked away position
- Close to schools, transport links, shops and walks

A well presented 4 bedroom, 2 reception room detached house, built in the 1980s with en suite, driveway for 2 vehicles, garage and private west facing corner plot garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





In more detail...

A well presented 4 bedroom, 2 reception room detached house, built in the 1980s with en suite, driveway for 2 vehicles, garage and private west facing corner plot garden. The property is situated in a quiet and tucked away position, close to excellent schools, major transport links, shops and country walks.

The accommodation comprises: good sized entrance hallway, cloakroom, sitting room with feature fireplace, double doors onto the garden and dining room. The kitchen/breakfast room has been refitted with an attractive range of units, breakfast bar for 2, side access and useful utility room. There is an opportunity to incorporate the kitchen and dining room, if required. On the first floor there is a master bedroom with fitted wardrobes and re-modelled en suite shower room. There are 3 further well proportioned bedrooms and modern family bathroom.

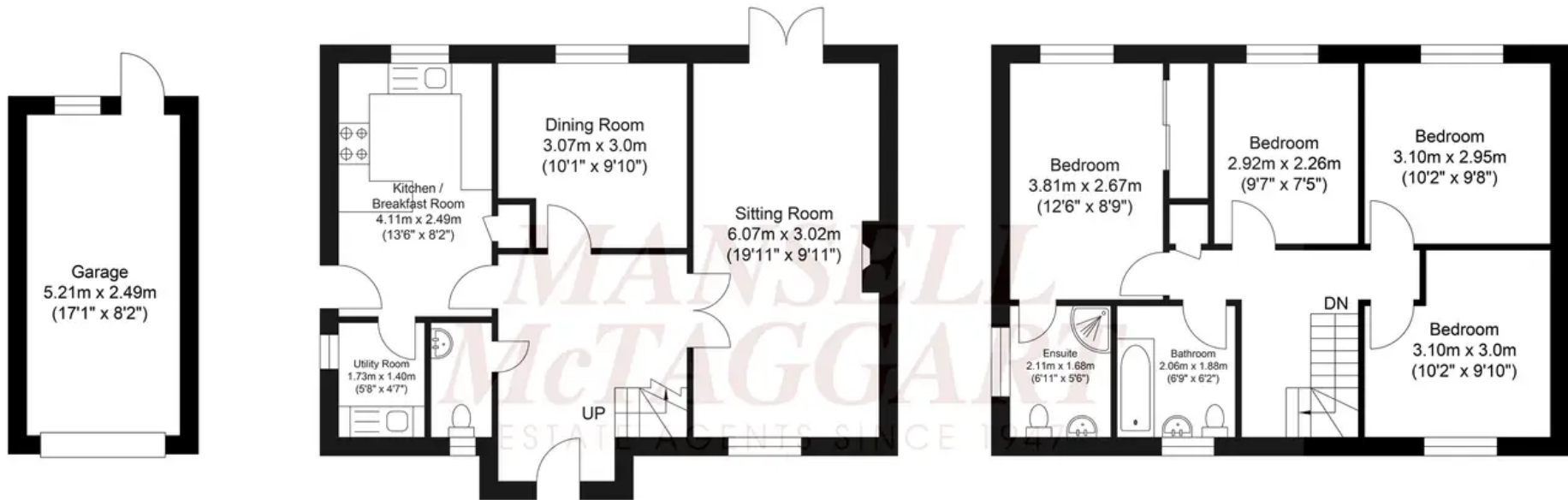
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen).

A driveway provides parking for 2 vehicles, leading to the garage with power. The 45' x 32' part walled west facing corner plot garden is predominantly lawned with substantial 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.





Garage
Approximate Floor Area
139.93 sq ft
(13.0 sq m)

Ground Floor
Approximate Floor Area
582.32 sq ft
(54.10 sq m)

First Floor
Approximate Floor Area
569.41 sq ft
(52.90 sq m)



Approximate Gross Internal Area (Excluding Garage) = 107.0 sq m / 1151.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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