



**217 Comptons Lane, Horsham, West Sussex, RH13 6BZ**

Guide price £675,000 - £700,000

**MANSELL  
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## In brief...

- 4 well proportioned bedrooms
- Beautifully presented detached house
- Stunning kitchen/dining room
- Part walled south facing garden
- Master bedroom with en suite
- Striking distance of schools, transport links, town centre and walks
- Driveway for at least 2 vehicles and double garage
- Small close of detached houses

A fantastic 4 bedroom, 2 reception room detached house, built in the 1990s, skilfully enlarged and sympathetically improved by the current sellers with en suite, driveway for 2 vehicles, double garage and private south facing garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







## In more detail...

A fantastic 4 bedroom, 2 reception room detached house, built in the 1990s, skilfully enlarged and sympathetically improved by the current sellers with en suite, driveway for 2 vehicles, double garage and private south facing garden. The property is situated in a select close of detached houses, within easy reach of excellent schools, major transport links, country walks and the town centre.

The accommodation comprises: entrance hallway, cloakroom, study/family room and well proportioned sitting room with open fire, bespoke cabinetry and double doors onto the garden. The kitchen/dining room has been renovated to a high standard with a beautiful selection of Shaker style units, island, integrated appliances, useful utility room and French doors onto the garden. On the first floor there is a master bedroom with custom fitted wardrobes and en suite shower room. There are 3 further good sized bedrooms and family bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (Worcester Bosch boiler located in the utility room) and Amtico flooring.

A driveway provides parking for at least 2 vehicles, leading to the detached double garage with power and opportunity to convert into further accommodation, if required. The 42' X 22' part walled south facing garden offers an excellent degree of privacy and is predominantly lawned with paved patio and side access.



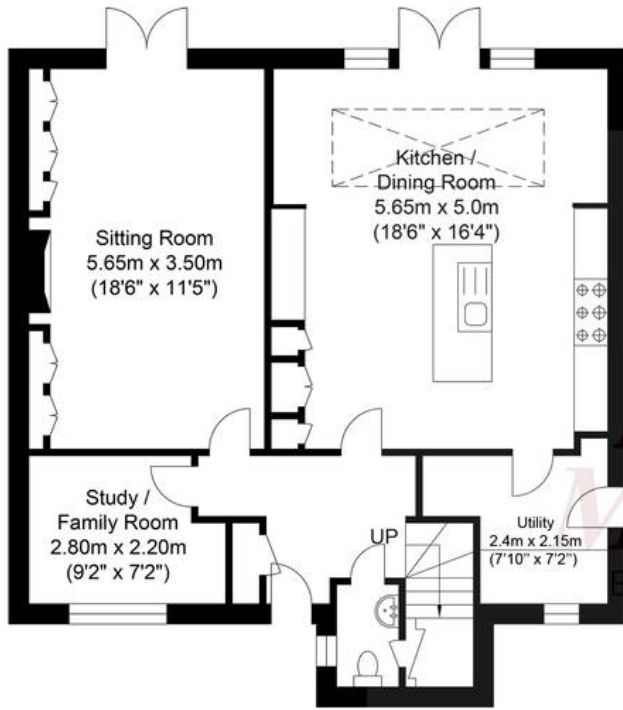
## The location...

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.



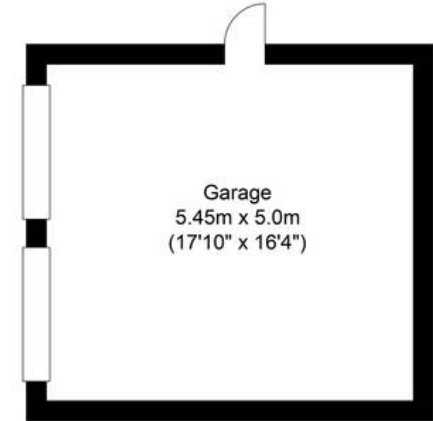




Ground Floor  
Approximate Floor Area  
756.48 sq ft  
(70.28 sq m)



First Floor  
Approximate Floor Area  
636.36 sq ft  
(59.12 sq m)



Garage  
Approximate Floor Area  
293.31 sq ft  
(27.25 sq m)



Approximate Gross Internal Area (Excluding Garage) = 129.40 sq m / 1392.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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