



134 New Street, Horsham, West Sussex, RH13 5EE

Guide Price £500,000 – £525,000

**MANSELL
McTAGGART**
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- 3 well proportioned bedrooms
- 2 reception rooms
- Edwardian semi detached house
- Private garden
- Scope to convert the loft
- Close to walks, Horsham park and town centre

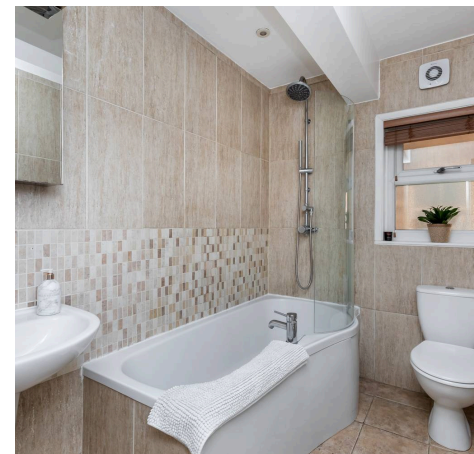
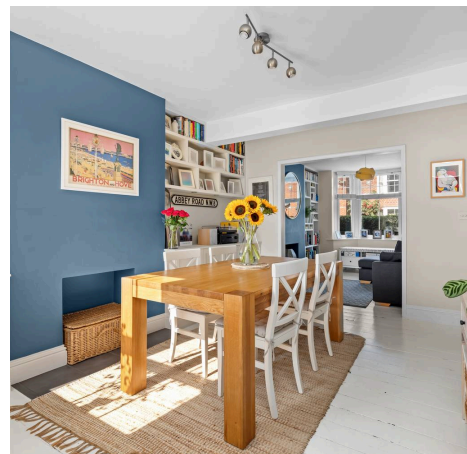
A beautifully presented 3 bedroom, 2 reception room Edwardian semi detached house with utility/cloakroom and private garden

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





A beautifully presented 3 bedroom, 2 reception room Edwardian semi detached house with utility/cloakroom and private garden. The property is situated on a popular centrally located residential road, close to excellent schools, railway station, walks, Horsham park and the town centre.

The accommodation comprises: entrance hallway, dining room and bay fronted sitting room with fireplace. The kitchen is fitted with an attractive range of units, Oak work surfaces and integrated appliances. The inner hallway provides rear access and leads into the utility room and cloakroom. On the first floor there is a part boarded loft with pull-down ladder and offers great potential to convert into a master bedroom suite, if required. There is a fantastic bay fronted master bedroom with fitted wardrobes, 2 further bedrooms and family bathroom.

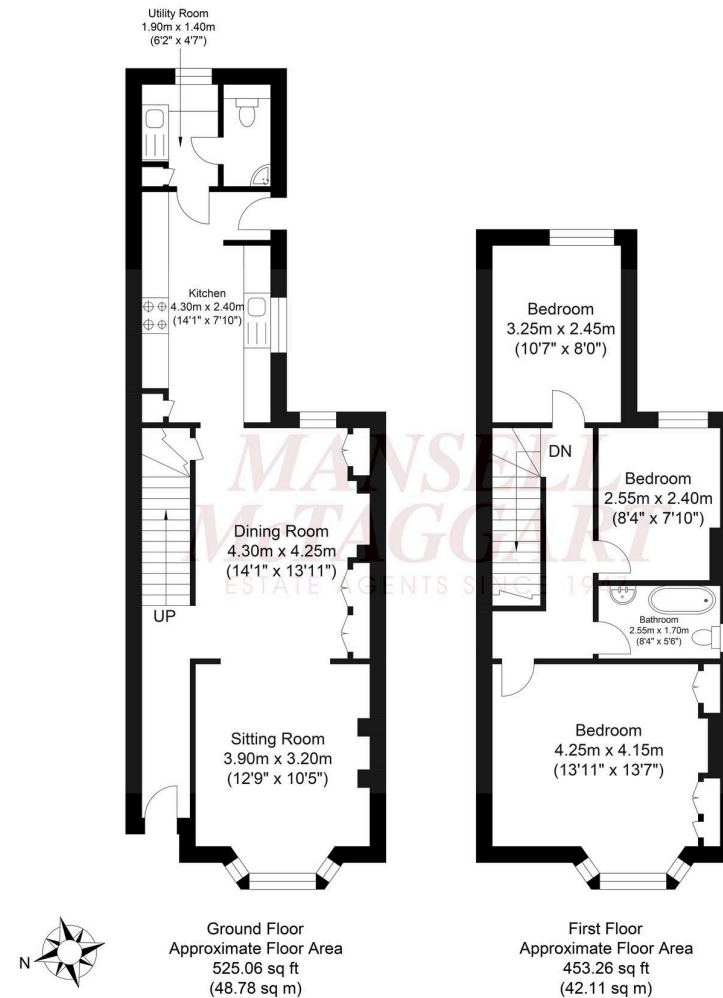
Benefits include double glazed windows, some replacement double glazed sash windows, feature fireplaces, hand-made cabinetry in sitting and dining room and gas fired central heating to radiators (boiler located in kitchen).

The 59' x 18' east facing garden offers a good degree of privacy and is lawned with Sandstone patio, borders, timber framed shed and side access.

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.

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- 2 reception rooms
- Edwardian semi detached house





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