



11 St. Christophers Close, Horsham, West Sussex, RH12 2EH

Offers Over **£375,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 3 storey mid terraced house
- Built in the 1960s
- Driveway for 3 vehicles and garage
- Studio/salon
- Scope to improve and enlarge
- Superb position
- Close to schools, transport links, town centre and park
- Private west facing garden

A rarely available and good sized 3 bedroom, 3 storey mid terraced house, built in the 1960s, offering potential to improve, driveway for 3 vehicles, garage, studio, west facing garden and no onward chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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The accommodation comprises: entrance hallway with access into the garage, studio which was previously used as a hairdressers and kitchen/dining room fitted with a selection of units and door onto the garden. On the first floor there is a sitting room with pleasant outlook and master bedroom. On the second floor there are 2 further well proportioned bedrooms and family bathroom.

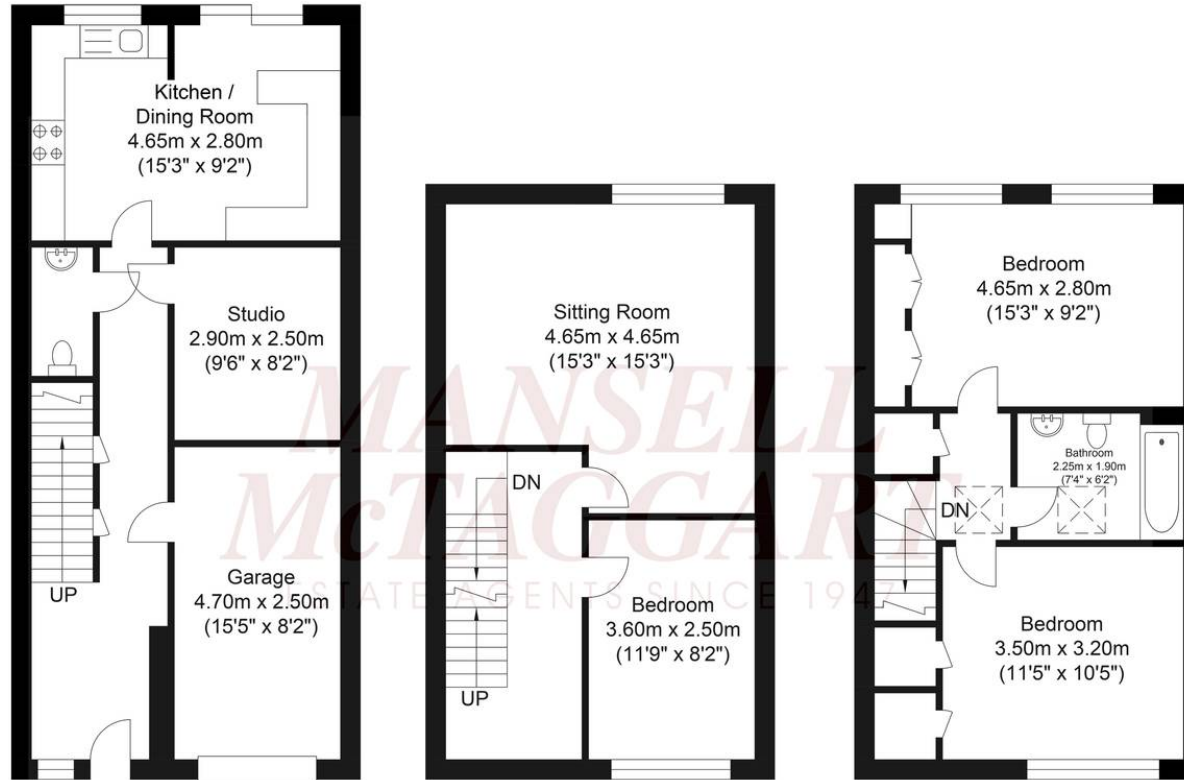
Benefits include gas fired central heating to radiators and double glazed windows.

A driveway provides parking for 3 vehicles, leading the integral garage with power and opportunity to convert, if required. The 42' X 16' west facing garden is established and offers an excellent degree of privacy and rear 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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Ground Floor
 Approximate Floor Area
 552.72 sq ft
 (51.35 sq m)

First Floor
 Approximate Floor Area
 417.96 sq ft
 (38.83 sq m)

Second Floor
 Approximate Floor Area
 417.96 sq ft
 (38.83 sq m)



Approximate Gross Internal Area (Including Garage) = 129.01 sq m / 1388.65 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.