



16 Rochford Grove, Horsham, West Sussex, RH12 1QT

Guide Price **£750,000 - £775,000**

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16 Rochford Grove

- 4 double sized bedrooms
- Fantastic detached house
- 30'2 x 12'0 kitchen/dining/family room
- Master bedroom with en suite
- South facing garden
- Driveway for 2 vehicles and garage with power
- Popular and well located development
- Close to schools, transport links, shops and walks
- Built in 2022 by Berkeley Homes

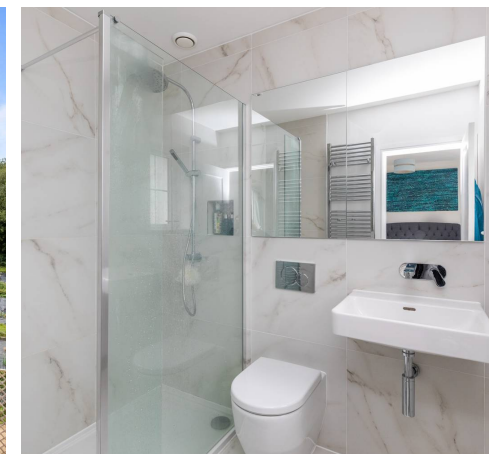
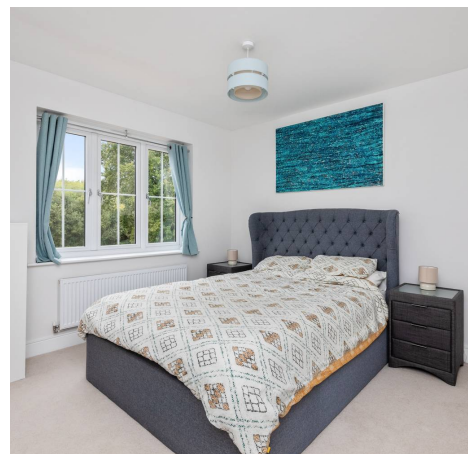
A beautifully presented and high specification 4 double bedroom detached house, built in 2022 by Berkeley Homes with en suite, 30'2 x 12'0 kitchen, south facing garden, driveway for 2 vehicles and garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



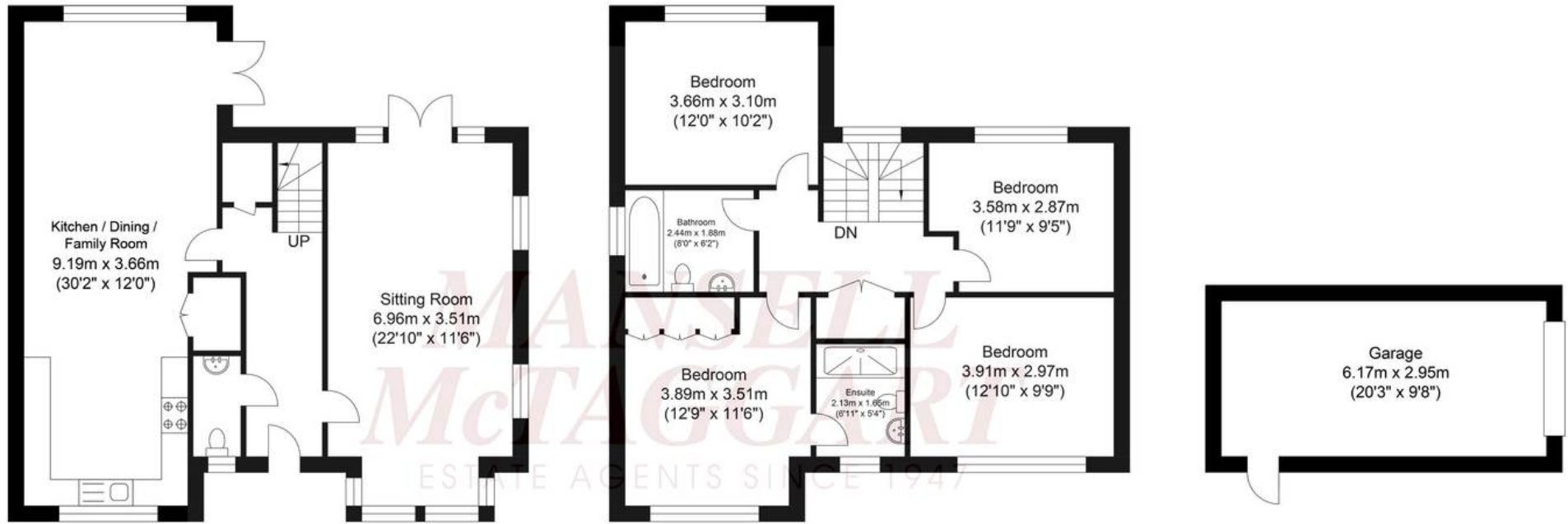


A beautifully presented and high specification 4 double bedroom detached house, built in 2022 by Berkeley Homes with en suite, 30'2 x 12'0 kitchen, south facing garden, driveway for 2 vehicles and garage. The property is situated on this popular and well located development, close to excellent schools, major transport links, shopping facilities and stunning walks via the Downs Link. The accommodation comprises: entrance hallway with storage, cloakroom, well proportioned bay fronted sitting room with French doors onto the garden and kitchen/dining/family room fitted with an attractive range of units, integrated appliances, useful utility cupboard and double doors onto the south facing garden. On the first floor there is a master bedroom with fitted wardrobes and en suite shower room. There are 3 further double sized bedrooms and family bathroom. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the airing cupboard), megafluo water system, fibre-optic broadband and remainder of 10 year NHBC guarantee. A driveway provides parking for 2 vehicles, leading to the garage with power and opportunity to convert into a gym or office, if required. The 42' x 40' south facing garden is predominantly lawned with paved patio and side access.

Estate charge: £270.00 per annum

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
 733.02 sq ft
 (68.10 sq m)

First Floor
 Approximate Floor Area
 710.41 sq ft
 (66.0 sq m)

Garage
 Approximate Floor Area
 195.90 sq ft
 (18.20 sq m)



Approximate Gross Internal Area (Excluding Garage) = 134.10 sq m / 1443.44 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.