



**13 Tern Avenue, Horsham, West Sussex, RH12 5AT**

In Excess of **£500,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 double sized bedrooms
- 3 storey semi detached house
- Built in 2019 by Cala Homes
- Driveway and garage
- 2 en suite bedrooms
- South facing garden
- Popular development
- Close to schools, transport links, shops and walks

A well presented and conveniently located 3 double bedroom, 3 storey semi detached house, built in 2019 by Cala Homes with 2 en suites, driveway, garage and south facing garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



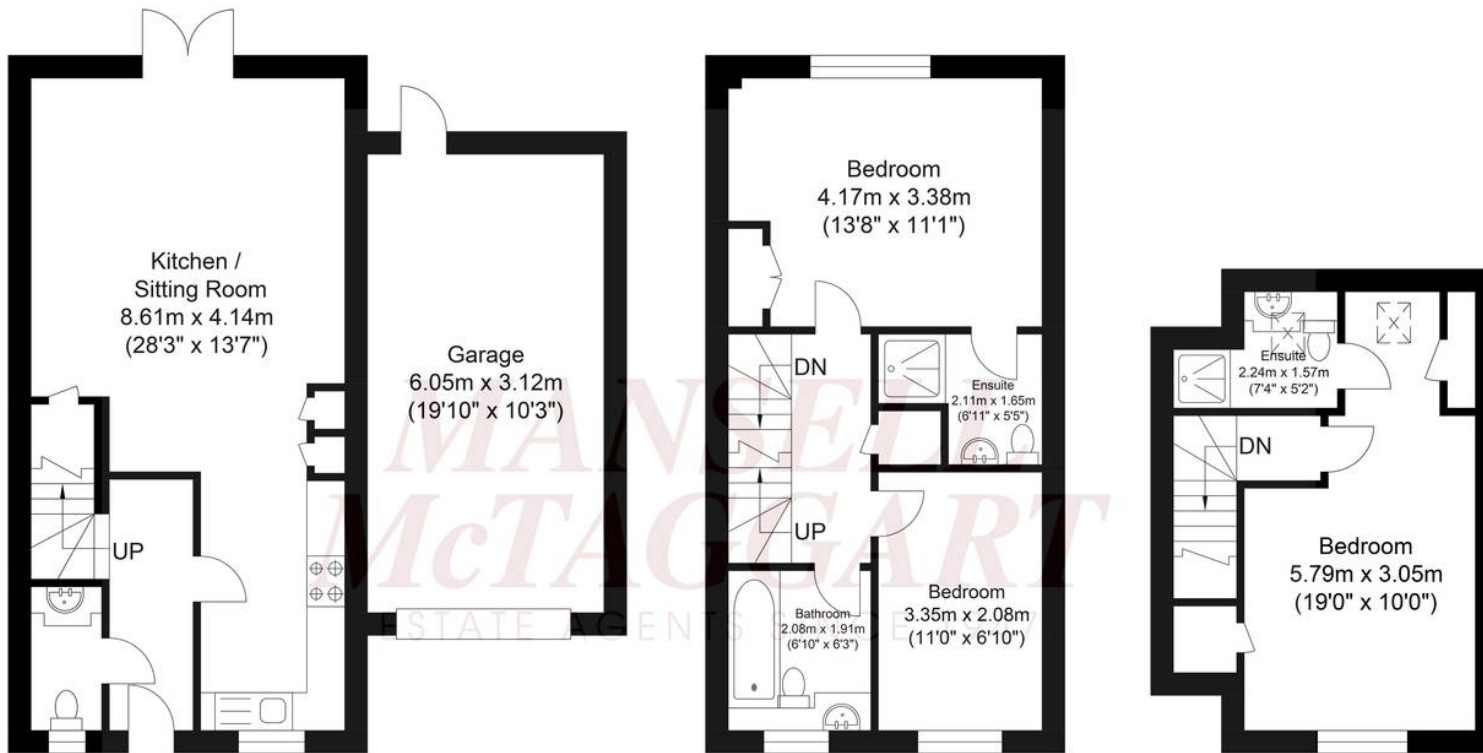


A well presented and conveniently located 3 double bedroom, 3 storey semi detached house, built in 2019 by Cala Homes with 2 en suites, driveway, garage and south facing garden. The property is situated on a select and extremely popular development, close to excellent schools, major transport links, walks and shopping facilities. The accommodation comprises: entrance hallway, cloakroom, kitchen fitted with an attractive range of units, integrated appliances and sitting/dining room with double doors onto the garden. On the first floor there is a master bedroom with en suite shower room. A further double bedroom and family bathroom are also located on this level. On the second floor there is a double sized guest bedroom with en suite shower room. Benefits include double glazed windows, remainder of 10 year new build guarantee, fibre-optic broadband and gas fired central heating to radiators (boiler located in the kitchen). A driveway provides parking for 1 vehicle, leading to the garage with power and opportunity to convert into an additional reception room or office, if required. The 36' x 29' south facing garden is predominantly lawned with borders and paved patio.

Site charge: £260.00 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  
 634.10 sq ft  
 (58.91 sq m)

First Floor  
 Approximate Floor Area  
 383.73 sq ft  
 (35.65 sq m)

Second Floor  
 Approximate Floor Area  
 232.93 sq ft  
 (21.64 sq m)

Approximate Gross Internal Area = 116.20 sq m / 1250.76 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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