



17 Falklands Drive, Horsham, West Sussex, RH13 5UJ

Guide Price £550,000 - £575,000

**MANSELL  
McTAGGART**  
Trusted since 1947

- 4 well proportioned bedrooms
- Built in the 1980s
- Adjoining Owlbeech and Leechpool woods
- Superb 97' X 28' rear garden
- Driveway for 2 vehicles and garage with power
- 2 reception rooms and separate study
- Scope to create en suite
- Close to transport links, schools and shops
- Spacious and well presented link detached house

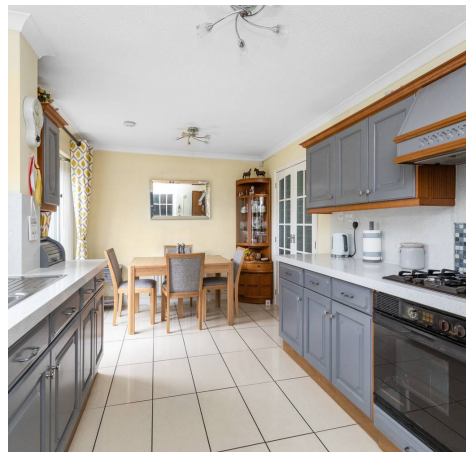
A beautifully presented and flexible 4 bedroom, 2 reception room link detached house, built in the 1980s with driveway for 2 vehicles, garage and fantastic 97' X 28' garden

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A beautifully presented and flexible 4 bedroom, 2 reception room link detached house, built in the 1980s with driveway for 2 vehicles, garage and fantastic 97' X 28' garden. The property is situated on a desirable development that adjoins the popular Owlbeech and Leechpool woods, and within striking distance of excellent schools, major transport links and shopping facilities.

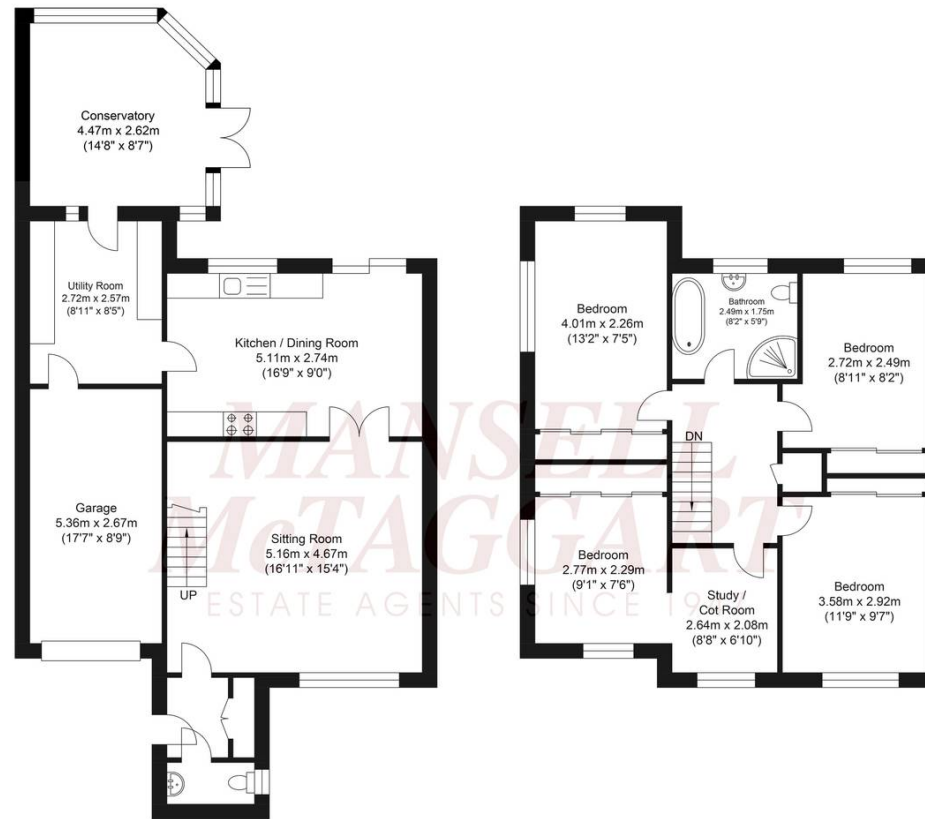
The accommodation comprises: entrance hallway, cloakroom, sitting room with bespoke cabinetry, electric feature fire and kitchen/dining room fitted with an attractive range of units, newly wrapped work surfaces and sliding doors onto the garden. Off the kitchen/dining room there is a useful utility room with access into the garage and good sized conservatory with heating and double doors spill onto the garden. On the first floor there are 4 well proportioned bedrooms with fitted storage, study/cot room and family bath/shower room. There is an opportunity to incorporate the study/cot room and bedroom 4 which would create an optional en suite and dressing room to the master bedroom, if required.

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

A driveway provides parking for 2 vehicles, leading to the garage with power and ample storage. The 97' X 28' rear garden is a particular feature of the property and offers an excellent degree of privacy. The garden is lawned with well stocked borders, lean-to with storage area, timber framed shed, greenhouse 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.





Ground Floor  
 Approximate Floor Area  
 872.95 sq ft  
 (81.10 sq m)

First Floor  
 Approximate Floor Area  
 686.73 sq ft  
 (63.80 sq m)

Approximate Gross Internal Area (Including Garage) = 144.90 sq m / 1559.69 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.