



14 Groombridge Way, Horsham, West Sussex, RH12 1XD

Guide Price £320,000 - £330,000

**MANSELL
McTAGGART**
Trusted since 1947

- 2 well proportioned bedrooms
- Mid terraced house
- Built in the 1980s
- Parking for 2 vehicles
- Private garden
- Quiet and convenient location
- Close to transport links, schools, walks and town centre
- Potential to enlarge

A well presented and conveniently located 2 bedroom terraced house, built in the 1980s with parking for 2 vehicles and private garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A well presented and conveniently located 2 bedroom terraced house, built in the 1980s with parking for 2 vehicles and private garden. The property is situated on the popular Hills Farm Lane development, close to transport links, excellent schools, walks and the town centre.

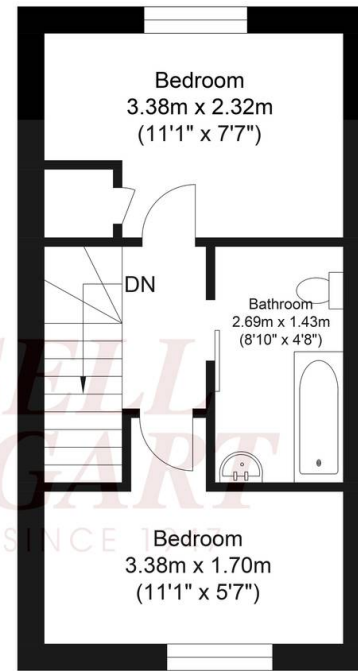
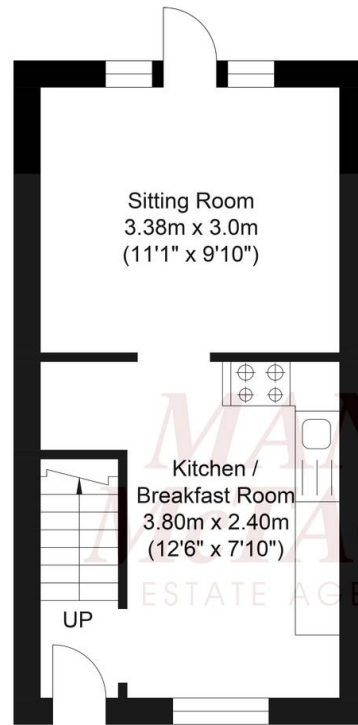
The accommodation comprises: entrance hallway, kitchen/breakfast room fitted with a good selection of units and sitting room with door onto the rear garden. Upstairs there are 2 well proportioned bedrooms and refitted bathroom.

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

A driveway provides parking for 1 vehicle and could be widened to create a further space. There is an additional allocated space in the parking area behind the garden. The 42' X 13' rear garden is ideal for those looking for low maintenance and is laid to an artificial lawn with Indian sandstone patio, timber framed shed 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.





Ground Floor
Approximate Floor Area
247.56 sq ft
(23.0 sq m)

First Floor
Approximate Floor Area
247.56 sq ft
(23.0 sq m)

Approximate Gross Internal Area = 46.0 sq m / 495.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.