



18 Standen Place, Horsham, West Sussex, RH12 5JS

Guide Price **£385,000 - £400,000**

**MANSELL
McTAGGART**
Trusted since 1947

- 2 double sized bedrooms
- Immaculately presented end of terrace house
- Potential to enlarge and convert garage
- Quiet and conveniently located position
- Built in the 1990s
- Close to schools, transport links, shops and walks
- Driveway for 2 vehicles and garage with power
- 56' X 42' corner plot west facing garden

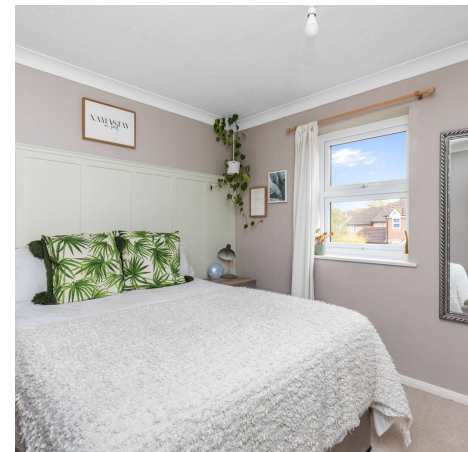
A well presented and conveniently located 2 double bedroom end of terrace house, built in the 1990s with 59' X 41' west facing corner plot garden, driveway for 2 vehicles and garage with power

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Guide Price £385,000 - £400,000 - A well presented and conveniently located 2 double bedroom end of terrace house, built in the 1990s with 59' X 41' west facing corner plot garden, driveway for 2 vehicles and garage with power. The property is situated in a quiet and tucked away position, close to excellent schools, major transport links, shopping facilities and beautiful country walks.

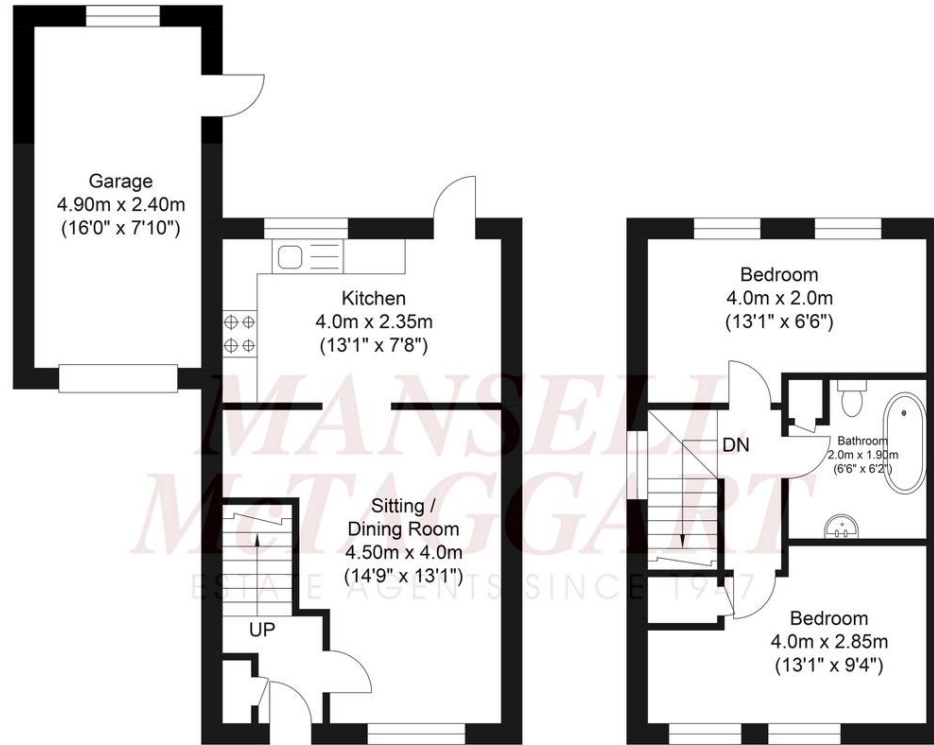
The accommodation comprises: entrance hallway, sitting room and kitchen/dining room fitted with an attractive range of units and door to the garden. On the first floor there is loft access which lends itself for conversion. There are 2 well proportioned double sized bedrooms and family bathroom.

Benefits include gas fired central heating to radiators (boiler located in the kitchen/dining room and replacement double glazed windows, and front door.

A driveway provides parking for 2 vehicles, leading to the garage with power and ample eaves storage. The 59' X 41' west facing corner plot garden is a particular feature of the property and offers an excellent degree of privacy. The garden is lawned with paved patio, decked seating with pergola is ideal for entertaining and side access. A home office could be installed to the side of the garaging, if required.

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
 431.84 sq ft
 (40.12 sq m)

First Floor
 Approximate Floor Area
 299.23 sq ft
 (27.80 sq m)

Approximate Gross Internal Area (Including Garage) = 67.92 sq m / 731.08 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.