



2 Skylark View, Horsham, West Sussex, RH12 5EA

Guide Price £400,000 - £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- 3 reception rooms
- Driveway for 2 vehicles and garage
- Well presented end of terrace house
- Master bedroom with en suite
- West facing garden
- Popular development
- Close to schools, shops, transport links and walks
- Built in the 1990s
- First time to market in 25 years

A well presented 2 double bedroom, 3 reception room end of terrace house, built in the 1990s with en suite, driveway, garage and private west facing garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





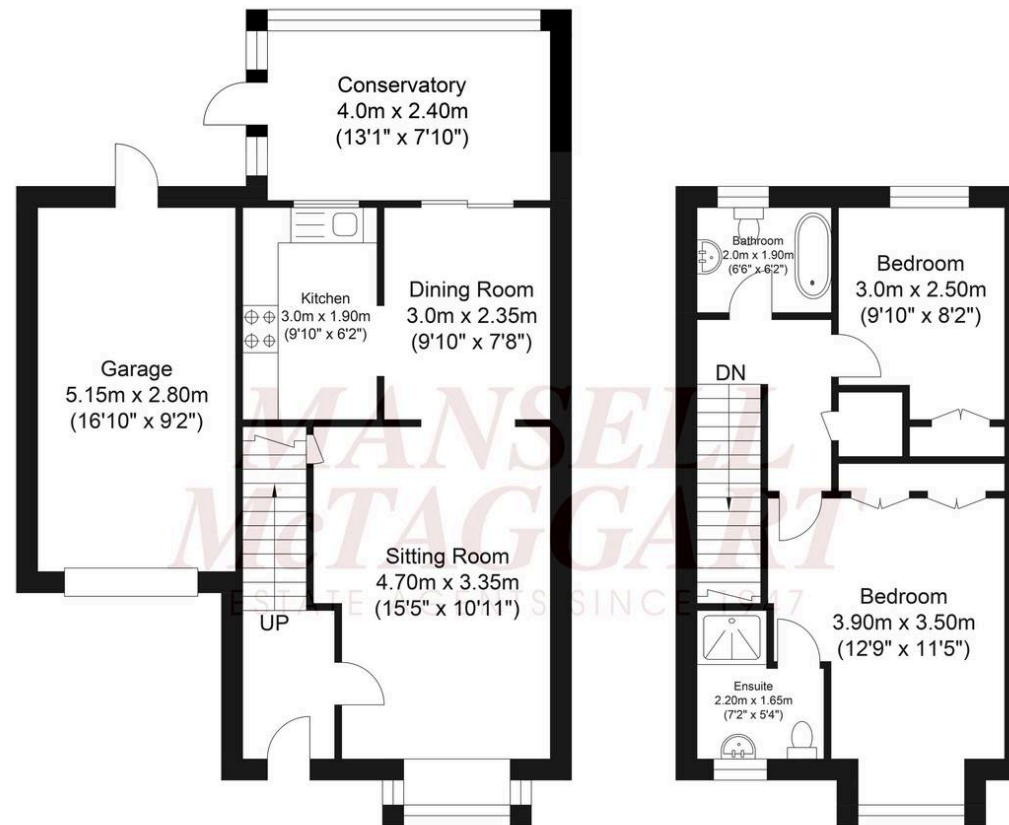
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A well presented 2 double bedroom, 3 reception room end of terrace house, built in the 1990s with en suite, driveway, garage and private west facing garden. The property is situated on a popular development, close to excellent schools, major transport links, shops and country walks. The accommodation comprises: entrance hallway, sitting room/dining room, conservatory and kitchen fitted with an attractive range of units. Upstairs there is a bay fronted master bedroom 2 sets of fitted wardrobes and with en suite shower room. There is a further double sized bedroom with fitted wardrobes and family bathroom. Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen). A brick paved driveway provides parking for 2 vehicles, leading to the garage with roller shutter door and ample eaves storage. The 32' x 23' west facing rear garden offers a good degree of privacy and is lawned with well stocked borders and timber framed shed.

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.

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Ground Floor
 Approximate Floor Area
 644.22 sq ft
 (59.85 sq m)

First Floor
 Approximate Floor Area
 375.76 sq ft
 (34.91 sq m)

Approximate Gross Internal Area (Including Garage) = 94.76 sq m / 1019.98 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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