



29 Cambridge Road, Horsham, RH13 5ED

Guide Price £475,000 – £500,000

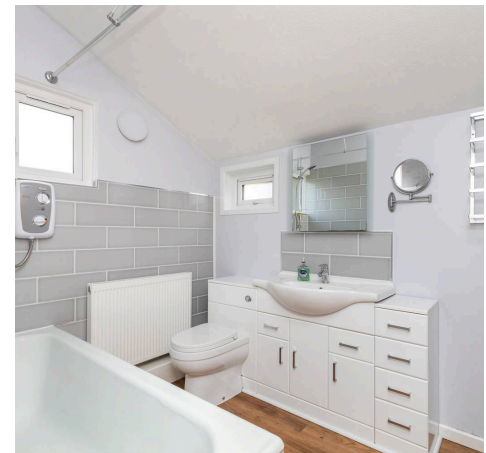
**MANSELL
McTAGGART**
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- 3 double sized bedrooms (bay fronted master bedroom)
- Victorian semi detached house
- No onward chain
- Scope to enlarge to rear and into loft
- Popular central residential road
- Close to schools, town centre, walks, transport links and Horsham park
- First time to market for 30 years

A well presented 3 double bedroom Victorian semi detached house, offering potential to enlarge with private part walled garden and no onward chain

Council Tax band: D

Tenure: Freehold



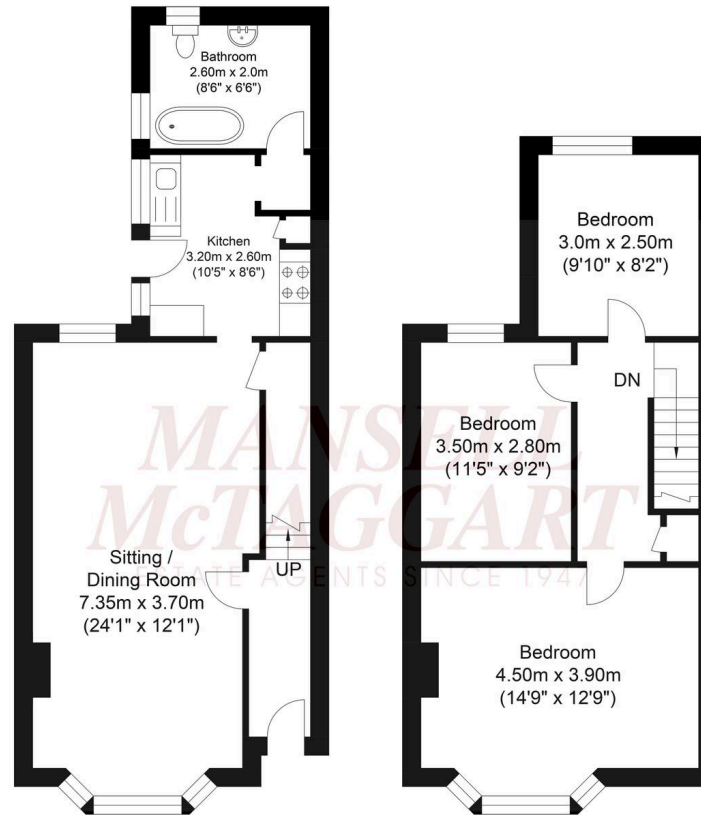


A well presented 3 double bedroom Victorian semi detached house, offering potential to enlarge with private part walled garden and no onward chain. The property is situated on a popular central residential road, close to major transport links, excellent schools, country walks, Horsham park and the town centre. The accommodation comprises: entrance hallway, dining room and bay fronted sitting room with fireplace. The kitchen is fitted with a selection of units and leads into the family bathroom. On the first floor there is access into the loft which lends itself for conversion, similar to neighbouring homes. There is a large bay fronted master bedroom with fitted wardrobes and 2 further well proportioned double bedrooms. Benefits include replacement double glazed windows (some Sash design), re-decorated and re-carpeted in areas and gas fired central heating to radiators (Worcester Bosch boiler located in the airing cupboard). The 53' x 20' part walled rear garden is lawned with paved patio 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.

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- Victorian semi detached house





Ground Floor
Approximate Floor Area
481.25 sq ft
(44.71 sq m)

First Floor
Approximate Floor Area
428.51 sq ft
(39.81 sq m)

Approximate Gross Internal Area = 84.52 sq m / 909.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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