



13 Sorrell Road, Horsham, RH12 5FL

Offers Over **£500,000**

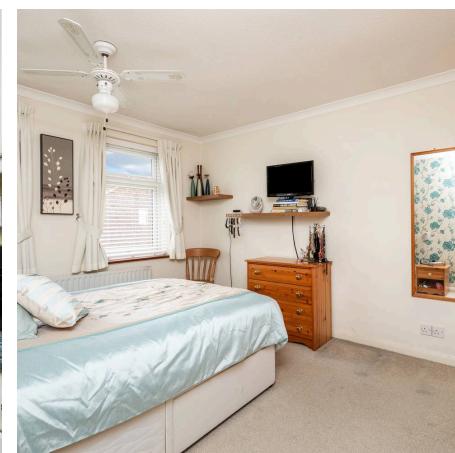
**MANSELL
McTAGGART**
Trusted since 1947

- 3 good sized bedrooms
- Well presented detached house
- Built in the 1970s
- Driveway for 3 vehicles
- Garage with power
- South facing garden
- No onward chain
- Popular and well located development
- Close to transport links, schools, shops and walks

A well presented 3 bedroom detached house, built in the 1970s with driveway for 3 vehicles, garage, south facing garden and no onward chain

Council Tax band: D

Tenure: Freehold

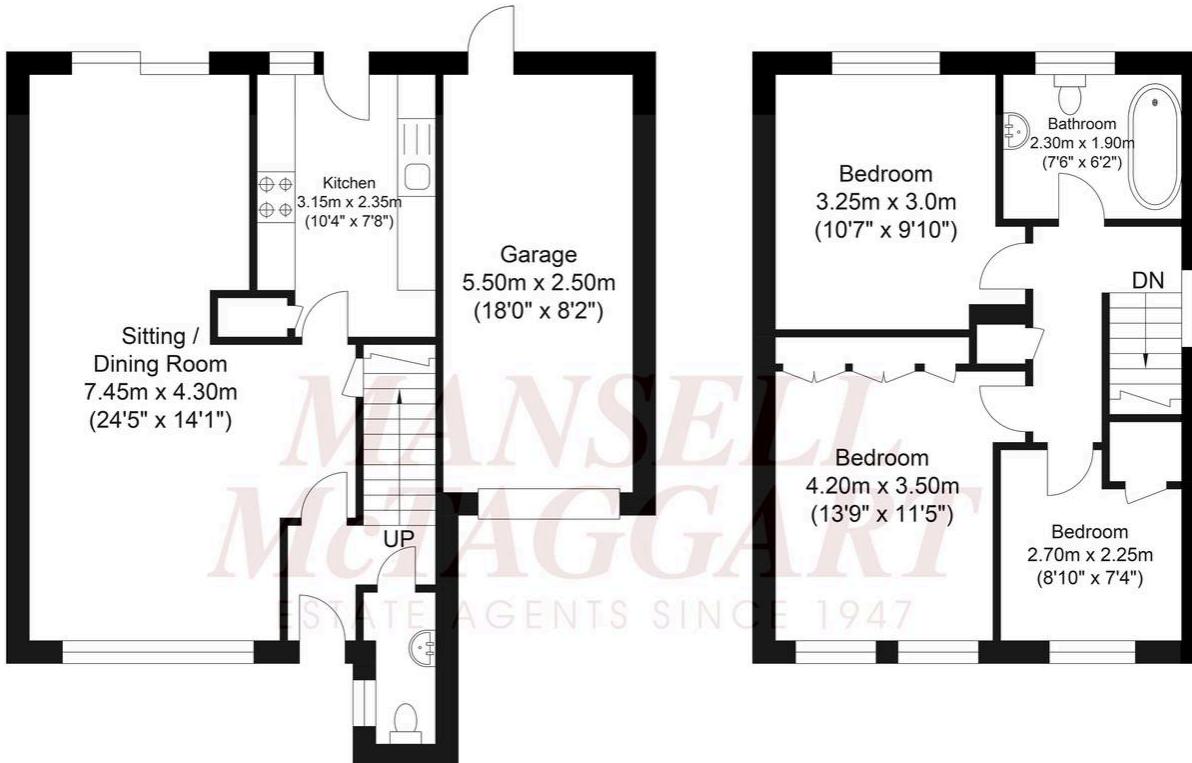




A well presented 3 bedroom detached house, built in the 1970s with driveway for 3 vehicles, garage, south facing garden and no onward chain. The property is situated on a popular development, close to excellent schools, major transport links, shops and country walks. The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with door to garden and kitchen fitted with an attractive range of units, appliances, Granite work surfaces and rear access. Upstairs there are 3 good sized bedrooms, two with fitted storage and 1 with free-standing wardrobes (2 doubles & 1 single) and modern bathroom with spa bath. Benefits include double glazed windows, fitted blinds and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen - installed 2024). A brick paved driveway provides parking for 3 vehicles, leading to the attached garage with ample storage. There is potential to widen the driveway, if required. The 39' x 26' south facing garden offers a good degree of privacy and is predominantly lawned with 2 paved patios.

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.





N

Ground Floor
Approximate Floor Area
594.49 sq ft
(55.23 sq m)

First Floor
Approximate Floor Area
429.04 sq ft
(39.86 sq m)

Approximate Gross Internal Area (Including Garage) = 95.09 sq m / 1023.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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