



8 Gatehouse Mews, Horsham, West Sussex, RH12 1JB

Guide Price £550,000 – £575,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 3 well proportioned bedrooms
- End of terrace house
- Built in 2018 by Berkeley Homes
- Master bedroom with en suite
- 2 allocated parking spaces
- Secure gated environment of only 12 properties
- South east facing landscaped garden
- Immaculately presented
- Close to schools, transport links, country walks and shops

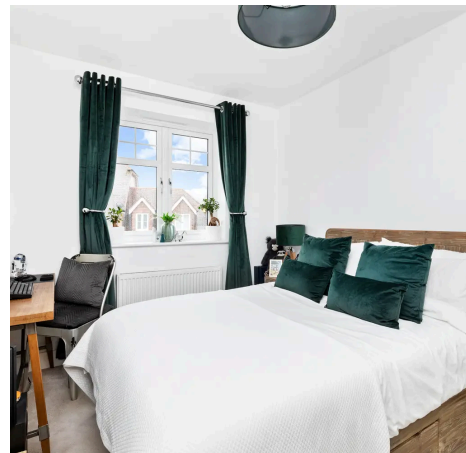
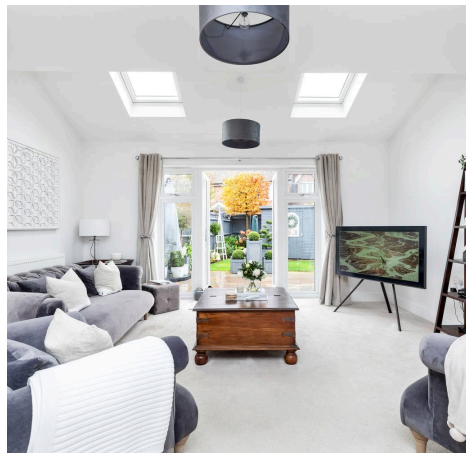
An immaculately presented and well positioned 3 bedroom end of terrace house, built in 2018, with en suite, 2 allocated parking spaces, remainder of NHBC guarantee and private south east facing landscaped garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





In more detail...

An immaculately presented and well positioned 3 bedroom end of terrace house, built in 2018, with en suite, 2 allocated parking spaces, remainder of NHBC guarantee and private south east facing landscaped garden. The property is situated in a secure gated close of only 12 houses, and within striking distance of excellent schools, major transport links, shops and country walks.

The accommodation comprises: good sized entrance hallway with utility cupboard, sitting/dining room with double doors onto the garden and kitchen/breakfast room fitted with an attractive range of units and integrated appliances which include induction hob, extractor, oven, dishwasher and fridge/freezer. Upstairs there is a master bedroom with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms and family bathroom.

Benefits include double glazed windows, zoned gas fired central heating to radiators (combination boiler located in the airing cupboard), bespoke shutters, Amtico flooring, remainder of 10 year NHBC guarantee and fibre-optic broadband.

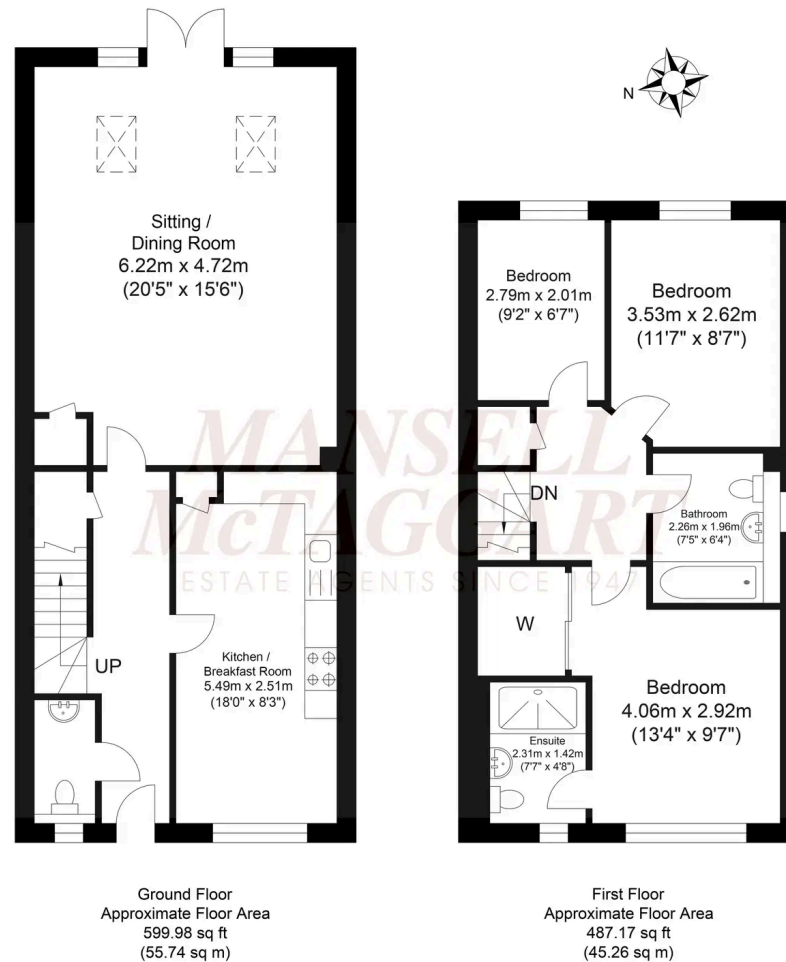
There are 2 allocated parking spaces to the front of the property, and ample visitor spaces. The 29' x 20' south east facing garden has been sympathetically landscaped and is predominantly lawned with well stocked borders, Indian Sandstone patio, timber framed shed and side access.

Site Charge: £439.66

The location...

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.





Mansell McTaggart Horsham

Mansell McTaggart, 26 Carfax – RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
— Trusted since 1947 —