



48 Forest Road, Horsham, RH12 4HJ

Guide Price £700,000 – £725,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned double bedrooms
- Superbly refurbished and substantially enlarged detached house
- Built in the 1930s
- Fantastic 26'10 x 13'7 kitchen/dining/family room
- Family sized 0.22 acre south facing plot
- Driveway for 5/6 vehicles and garage
- Useful utility room and optional downstairs bedroom
- Close to transport links, schools, walks and shopping facilities

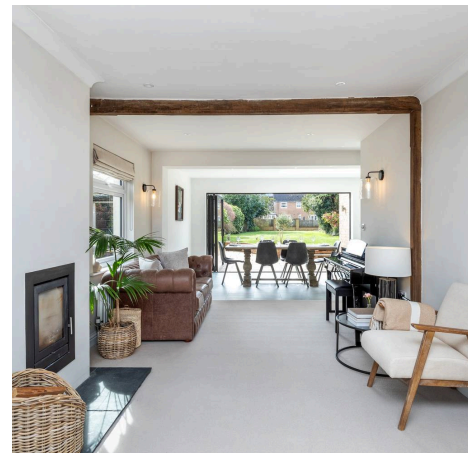
A fantastic 3 bedroom detached house, built in the 1930s, skilfully re-designed and extensively refurbished to a high standard with superb 26'10 x 13'7 kitchen/dining room, driveway for 5/6 vehicles, garage and outstanding 0.22 acre south facing plot

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



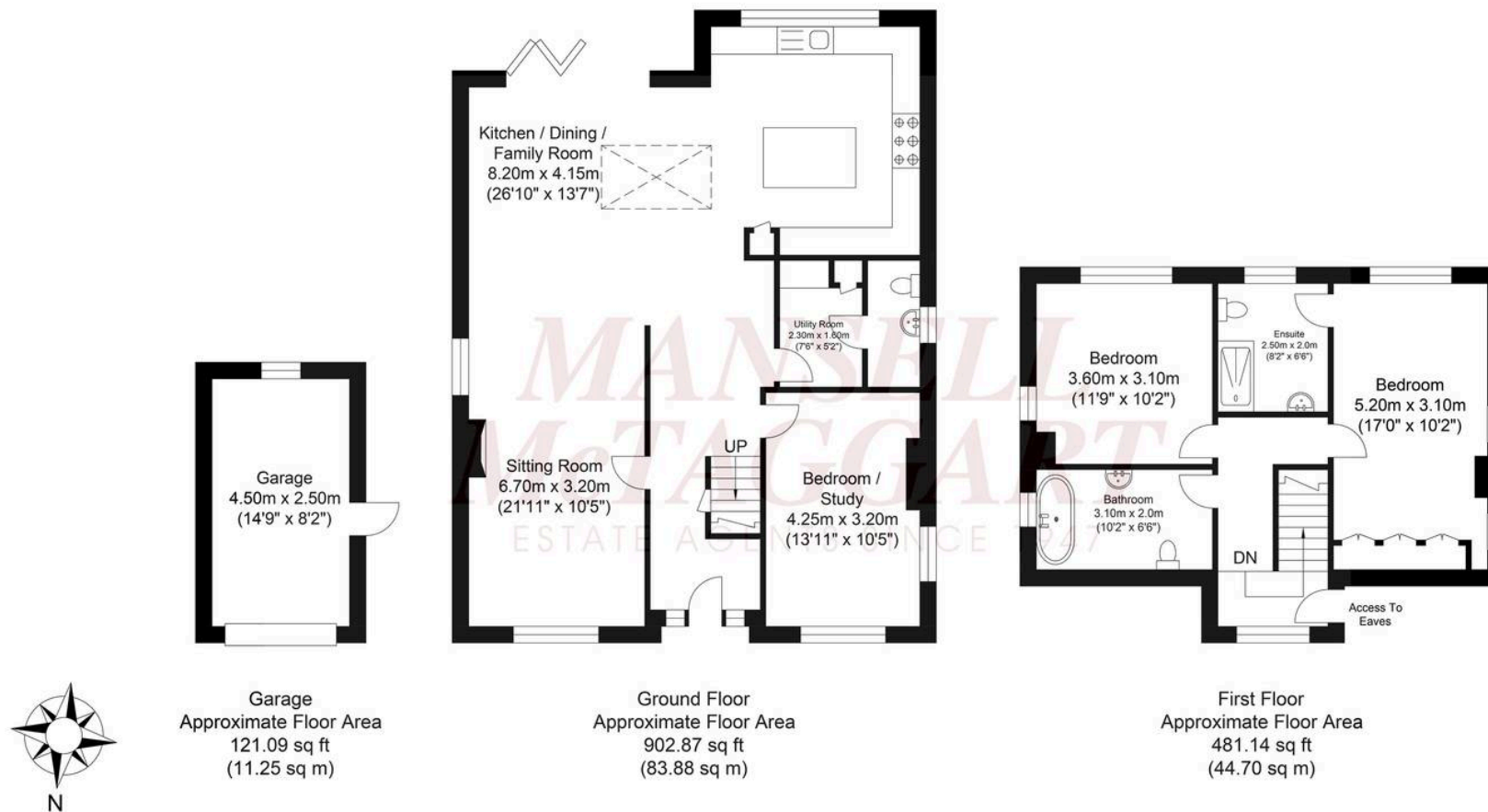


A fantastic 3 bedroom detached house, built in the 1930s, skilfully re-designed and extensively refurbished to a high standard with superb 26'10" × 13'7" kitchen/dining room, driveway for 5/6 vehicles, garage and outstanding 0.22 acre south facing plot. The accommodation comprises: entrance hallway, cloakroom, useful utility room and double bedroom/study. Off the hallway there is access into the sitting room with newly installed wood burner and impressive (size) kitchen/dining/family room which has been refitted with a stunning selection of units, Quartz work surfaces, integrated appliances, breakfast island and bi-fold doors onto the south facing garden. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the utility room), under floor heating to the kitchen, re-wired, newly decorated and new flooring & carpeting. Upstairs there is a decadent master bedroom with bespoke fitted wardrobes and en suite shower room. There is an additional double sized guest bedroom and refitted family bathroom. A driveway provides parking for 5/6 vehicles, leading to the garage which offers ample storage and potential to convert or develop. The 0.22 acre south facing plot is a particular feature of the property and offers an excellent degree of privacy. The 134' x 49' rear garden is large enough for a growing family or keen gardeners and is predominantly lawned with well established borders and substantial sandstone patio ideal for entertaining.

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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Approximate Gross Internal Area (Excluding Garage) = 128.58 sq m / 1384.02 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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