



Five Farthings, Hengist Close, Horsham, RH12 1SB

Offers Over **£800,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5/6 double bedrooms
- Spacious and versatile detached chalet bungalow
- Superb open plan kitchen/dining/sitting room
- Driveway for 2 vehicles
- 2 bath/shower rooms
- 113' X 71' south east facing corner plot garden
- Utility room
- Perfectly located for the town centre, schools and walks

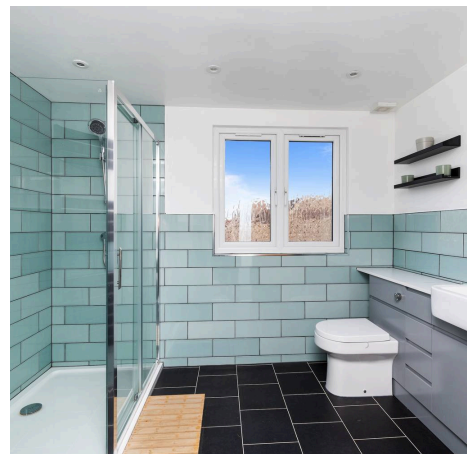
A deceptively spacious and extremely versatile 5/6 double bedroom, 1/2 reception room, 2 bath/shower room split level chalet bungalow which has been skilfully enlarged with fantastic open plan kitchen/dining/sitting room, utility room, driveway for 2 vehicles and south facing corner plot garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





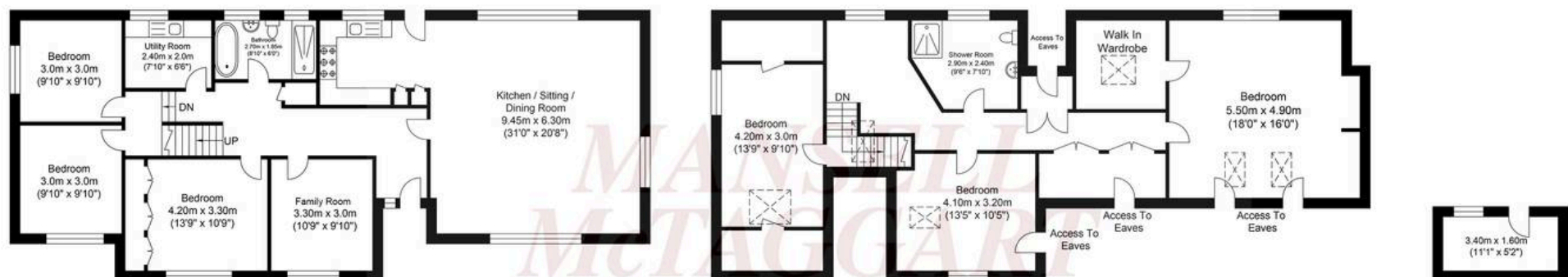
A deceptively spacious and extremely versatile 5/6 double bedroom, 1/2 reception room, 2 bath/shower room split level chalet bungalow which has been skilfully enlarged with fantastic open plan kitchen/dining/sitting room, utility room, driveway for 2 vehicles and south facing corner plot garden. The property is ideally located for the town centre, excellent schools and beautiful walks.

The accommodation comprises: entrance hallway and kitchen/dining/sitting room which has been refitted with an attractive range of units and integrated appliances. From the hallway there is access into a family room, separate double bedroom with fitted wardrobes, useful utility room and re-modelled bath/shower room. A set of steps lead down to a study/double bedroom and double sized guest bedroom with pleasant outlook over the garden. On the semi landing there is an additional double bedroom with fitted wardrobes. On the first floor a good sized landing with ample fitted storage could double up as a further study area and leads into a double sized bedroom with eaves storage. An impressive and rather decadent vaulted master bedroom with dressing room which could be converted into an en suite completes the first floor.

A driveway provides parking for 2 vehicles. The 113' X 71' (max) south facing corner plot garden offers an excellent degree of privacy and is predominately lawned with blossom trees, mature borders and paved patio is an ideal space to entertain in. The 11' X 5' studio is currently utilised as a small gym and could be further enlarged, if required.

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.





Approximate Gross Internal Area (Excluding Outbuilding) = 229.68 sq m / 2472.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

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

**MANSELL
McTAGGART**
— Trusted since 1947 —