



6 Shottermill, Horsham, RH12 5HG

Guide Price **£350,000 – £365,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

6 Shottermill

Horsham, Horsham

- 2 double sized bedrooms
- Mid terraced house
- Built in the 1990s
- Driveway and garage with power
- Greatly improved
- Landscaped garden
- No onward chain
- Scope to convert loft
- Close to schools, walks, transport links and town centre

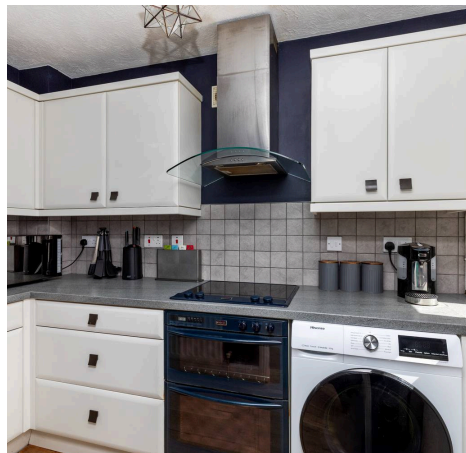
A well presented 2 double bedroom mid terraced house, built in the 1990s with driveway, garage, private garden and no onward chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

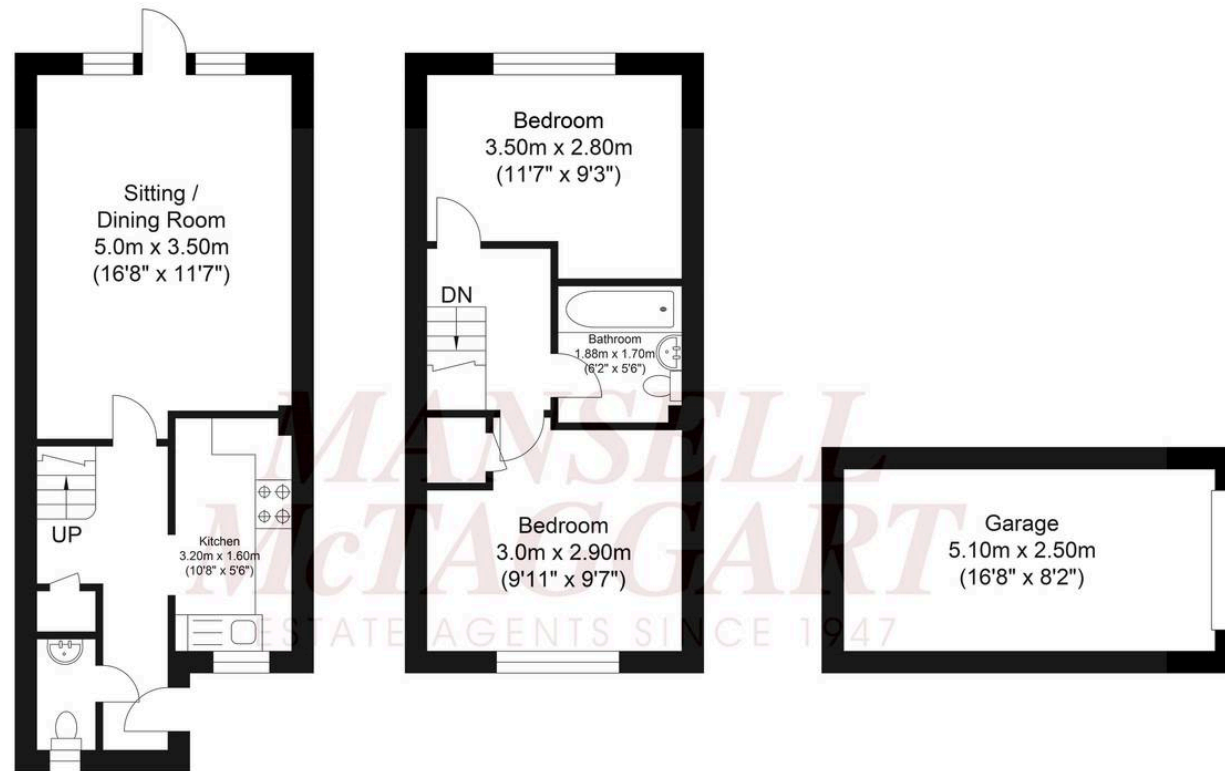




A well presented 2 double bedroom mid terraced house, built in the 1990s with driveway, garage, private garden and no onward chain. The property is situated on a popular and conveniently located development, within striking distance of excellent schools, major transport links, beautiful walks and Horsham town centre. The accommodation comprises: entrance hallway, cloakroom, kitchen fitted with an attractive range of units, space for appliances and sitting/dining room with French doors onto the garden. Upstairs there is access into the loft which lends itself for conversion, similar to nearby homes. There are 2 well proportioned double bedrooms (one with fitted wardrobes) and beautifully refitted shower room. Benefits include new flooring, replacement double glazed windows & front door and gas fired central heating to radiators (boiler located in the kitchen). A driveway provides parking for 1 vehicle, leading to the garage with power. The 62' x 13' rear garden offers an excellent degree of privacy and has been landscaped with low maintenance in mind. The garden is predominantly laid to an artificial lawn, paved patio and decked seating area.

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.





Ground Floor
Approximate Floor Area
355.20 sq ft
(33.0 sq m)

First Floor
Approximate Floor Area
298.16 sq ft
(27.70 sq m)

Garage
Approximate Floor Area
137.23 sq ft
(12.75 sq m)

Approximate Gross Internal Area (Excluding Garage) = 60.70 sq m / 653.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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