



5 Clovers End, Horsham – RH12 4LU

Guide Price £375,000 – £400,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

5 Clovers End

Horsham, Horsham

- 2 double sized bedrooms
- Mid terraced house
- Built in the 1970s
- Driveway and garage
- Modern kitchen and bathroom
- Private rear garden with good sized shed
- Quiet and tucked away position
- Close to schools, shops, transport links and walks

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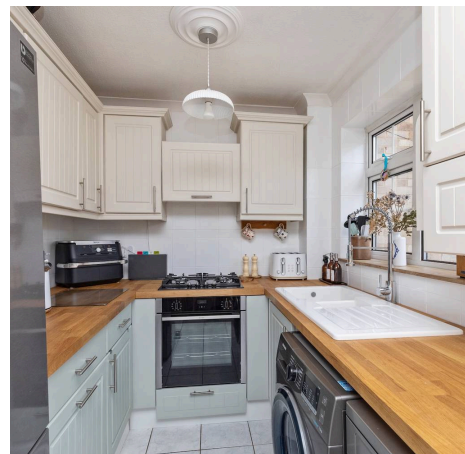
A beautifully presented and peacefully located 2 double bedroom mid terraced house, built in the 1970s with refitted kitchen and bathroom, driveway, garage and private garden

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



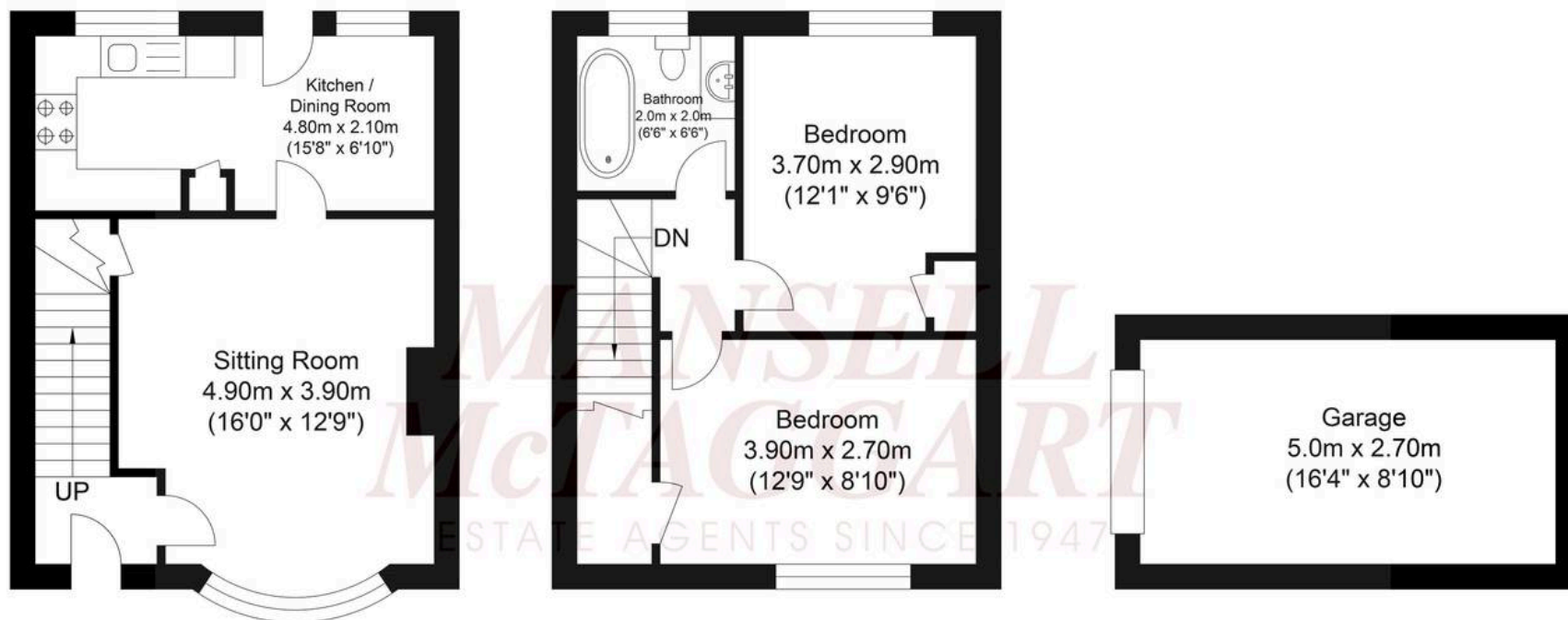


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A beautifully presented and peacefully located 2 double bedroom mid terraced house, built in the 1970s with refitted kitchen and bathroom, driveway, garage and private garden. The property is situated in a popular cul-de-sac, close to excellent schools, major transport links, shopping facilities and country walks. The accommodation comprises: entrance hallway, bay fronted sitting room with bespoke storage, feature fire and ample under stairs cupboard and kitchen/dining room refitted with an attractive range of units, Oak work surfaces, integrated oven, hob, space for domestic appliances and door onto the private garden. Upstairs there is a part boarded loft with further storage. The master bedroom has a fitted wardrobe, generous guest bedroom with fitted wardrobe and re-modelled bathroom with under floor heating. Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the loft). A driveway provides parking for 1 vehicle (a further space is created on the street behind) and the garage is located nearby. The 49' x 16' rear garden is a particular feature of the property and is predominantly lawned with paved patio, vegetable plot and well proportioned timber framed shed which provides access onto the adjoining pathway.

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
334.75 sq ft
(31.10 sq m)

First Floor
Approximate Floor Area
328.08 sq ft
(30.48 sq m)

Garage
Approximate Floor Area
145.31 sq ft
(13.50 sq m)



Approximate Gross Internal Area (Excluding Garage) = 61.58 sq m / 662.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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