



5 Highwood Crescent, Horsham, RH12 1UG

Guide Price **£520,000 – £540,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- Well presented semi detached house
- Built in 2016 by Berkeley Homes
- En suite
- Driveway for 2 vehicles
- South facing garden
- No onward chain
- Close to schools, transport links, shops, walks and café

A beautifully presented and conveniently located 3 bedroom semi detached house, built in 2016 by Berkeley Homes with en suite, driveway for 2 vehicles, south facing garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and conveniently located 3 bedroom semi detached house, built in 2016 by Berkeley Homes with en suite, driveway for 2 vehicles, south facing garden and no onward chain.

The property is situated on this ever so popular development, close to excellent schools, major transport links, shopping facilities, country walks and newly open café.

The accommodation comprises: entrance hallway, cloakroom, well proportioned sitting room which leads into a fantastic glazed dining room with double doors onto the south facing garden.

The bay fronted kitchen/breakfast room is fitted with an attractive range of units and integrated appliances.

On the first floor there is a principal bedroom with fitted wardrobes and en suite shower room. There are 2 further good sized bedrooms (1 double and 1 single) and family bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the airing cupboard), fibre-optic broadband and Amtico flooring.

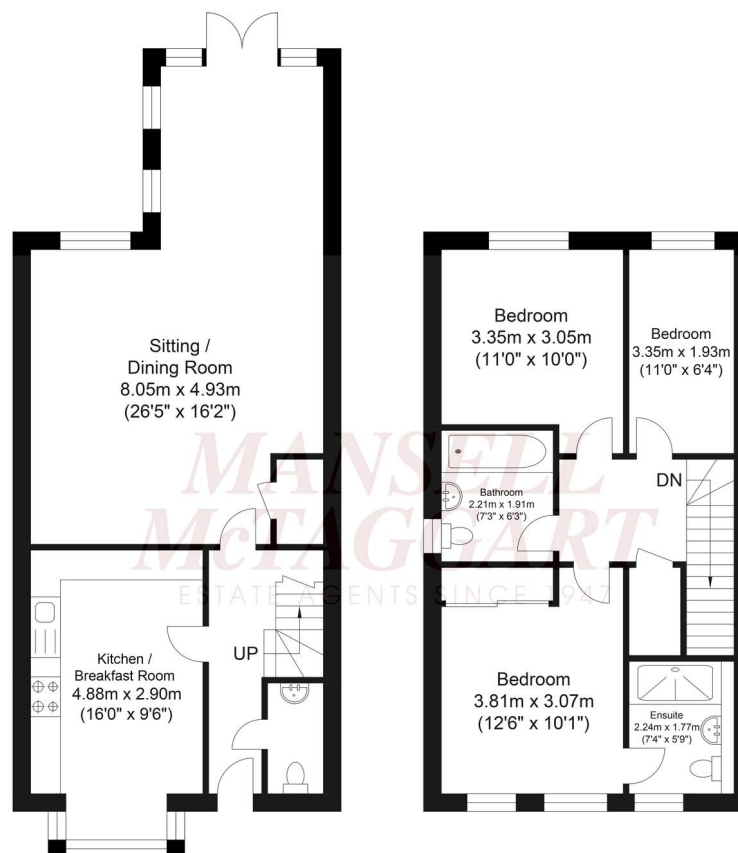
A driveway provides parking for 2 vehicles.

The 36' x 23' south facing garden has been landscaped by the current owner and is an ideal space for entertaining. The garden is predominantly lawned with stocked borders, substantial Sandstone paved patio, timber framed shed and side access.

NB. site charge £292 per annum

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
589.86 sq ft
(54.80 sq m)

First Floor
Approximate Floor Area
483.29 sq ft
(44.90 sq m)



Approximate Gross Internal Area = 99.70 sq m / 1073.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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