



2 Fallow Deer Close, Horsham, RH13 5UH

Guide Price £485,000 – £500,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 2 reception rooms
- Well presented detached house built in the 1980s
- Driveway for 2/3 vehicles and garage with power
- Low maintenance west facing garden
- First time to market in over 30 years
- Striking distance of Owlbeech & Leechpool woods
- Excellent school catchment and close to town centre and transport links

A superbly located 3 bedroom, 2 reception room detached house, built in the 1980s with driveway for 2/3 vehicles, garage and west facing garden.

Council Tax band: E

Tenure: Freehold





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The property is extremely close to the ever so popular Owlbeech & Leechpool woods and within striking distance of excellent schools, major transport links and Horsham town centre.

The accommodation comprises: entrance hallway with cloaks storage, cloakroom and well proportioned sitting room.

The kitchen/dining room is fitted with an attractive range of units, space for domestic appliances and sliding doors onto the garden.

An inner hallway leads into the integral garage and enlarged family room/study.

Upstairs there are 3 good sized bedrooms (2 doubles and 1 single) and bath/shower room.

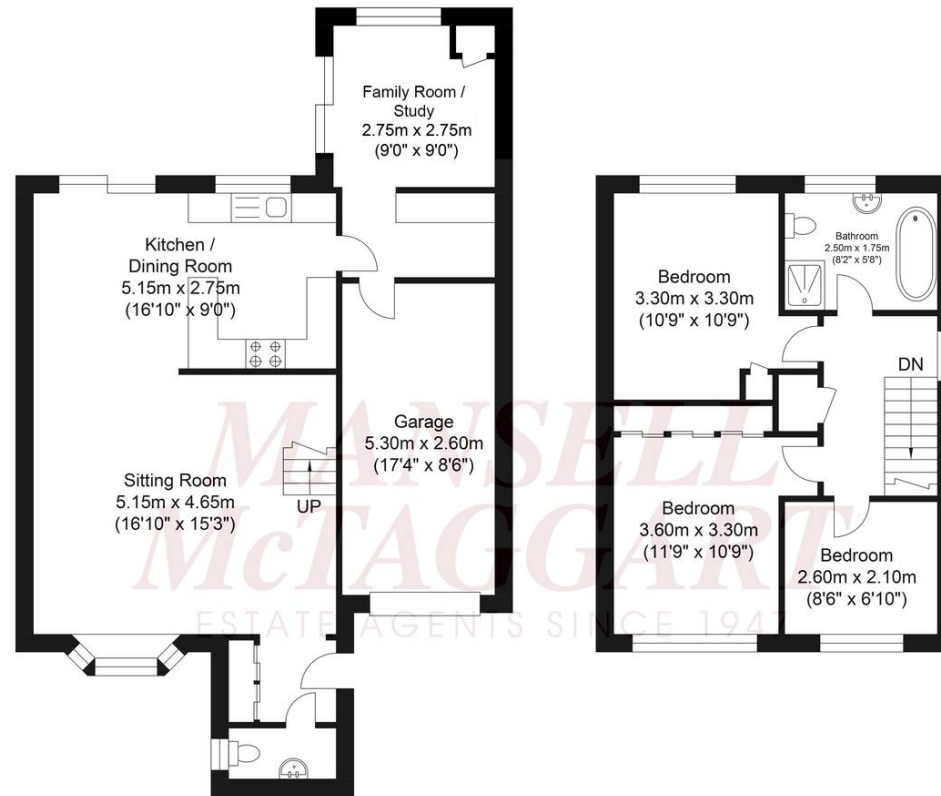
Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the family room/study).

A driveway provides parking for 2/3 vehicles, leading to the garage with power and opportunity to convert into an additional reception room or bedroom.

The 34' x 32' west facing garden is predominantly paved with well stocked borders, water supply and side access.

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
747.12 sq ft
(69.41 sq m)

First Floor
Approximate Floor Area
444.54 sq ft
(41.30 sq m)

Approximate Gross Internal Area (Including Garage) = 110.71 sq m / 1191.67 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

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