



41 Hawkesbourne Road, Horsham, RH12 4EH

Guide Price £425,000 - £450,000

**MANSELL**  
**McTAGGART**  
Trusted since 1947

- 3 good sized bedrooms
- End of terrace house built in 1960
- Driveway for 2 vehicles
- West facing garden
- No onward chain
- Scope to convert the loft and extend to rear
- 2 bath/shower rooms
- Close to schools, transport links, shops and walks

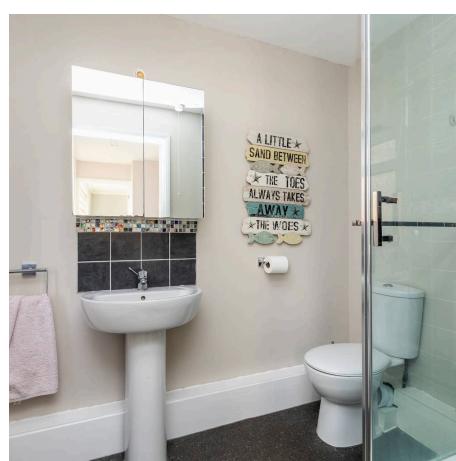
A well presented and conveniently located 3 bedroom end of terrace house, built in 1960 with driveway for 2 vehicles, 2 bath/shower rooms, west facing garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A well presented and conveniently located 3 bedroom end of terrace house, built in 1960 with driveway for 2 vehicles, 2 bath/shower rooms, west facing garden and no onward chain.

The property is situated on an established residential road, close to excellent schools, major transport links to London & Gatwick airport, shopping facilities and country walks.

The accommodation comprises: entrance hallway with space for coats and shoes, shower room and sitting room with feature fireplace.

The kitchen is fitted with a modern range of units, space for appliances and door onto the good sized garden.

On the first floor there is access into the lofty which lends itself for conversion.

There is a principal bedroom with fitted wardrobes, 2 further well proportioned bedrooms (one with fitted storage) and family bathroom.

Benefits include re-roofed, new water main, double glazed windows and gas fired central heating to radiators.

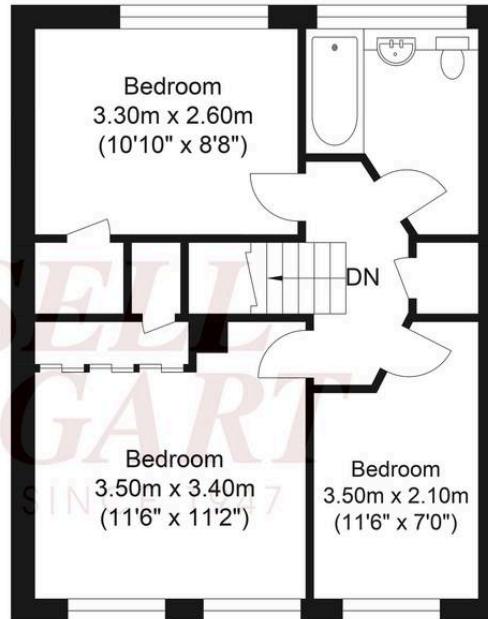
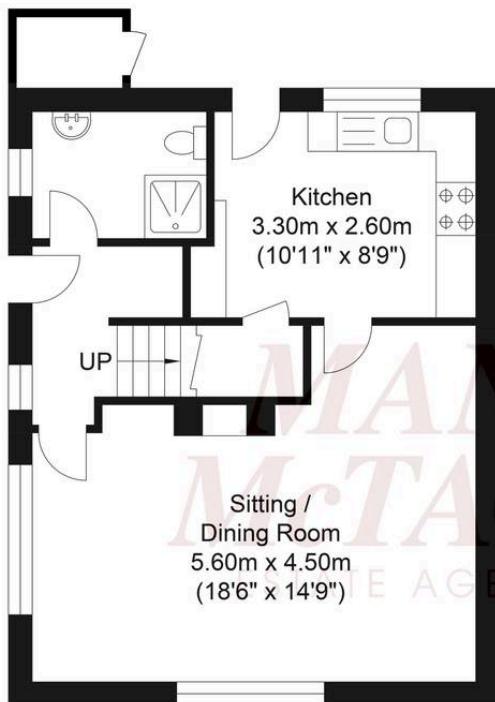
A driveway provides parking for 2 vehicles and there is an option to extend the parking area if required.

The 59' x 26' west facing garden is ideal for families and is predominantly lawned with paved patio, useful brick built store and side access.

NB. The furniture is available via separate negotiation.

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  
456.38 sq ft  
(42.40 sq m)

First Floor  
Approximate Floor Area  
456.38 sq ft  
(42.40 sq m)

Approximate Gross Internal Area = 84.80 sq m / 912.77 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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