



7 Dickins Way, Horsham, West Sussex, RH13 6BQ

Offers over £575,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 3 well proportioned double bedrooms
- Detached house
- Built in the 1970s
- Potential to enlarge and improve
- Close to schools, transport links and walks
- Driveway and garage
- Stunning bath/shower room
- Brand new central heating system

A well positioned 3 double bedroom detached house, built in the 1970s, offering potential to enlarge and further improve with driveway, garage and private west facing garden. The property is situated in an exclusive residential close, within striking distance of excellent schools, major transport links and country walks.

Tenure: Freehold

Council Tax Band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





In more detail...

A well positioned 3 double bedroom detached house, built in the 1970s, offering potential to enlarge and further improve with driveway, garage and private garden. The property is situated in an exclusive residential close, within striking distance of excellent schools, major transport links and country walks.

The accommodation comprises: entrance hallway with under stairs storage, cloakroom which could be reinstated, sitting/dining room and kitchen/breakfast room fitted with a range of units. Upstairs there are 3 well proportioned bedrooms and beautifully re-designed family bath/shower room.

Benefits include: Parquet flooring, double glazed windows and brand new gas fired central heating to radiators (boiler located in the garage).

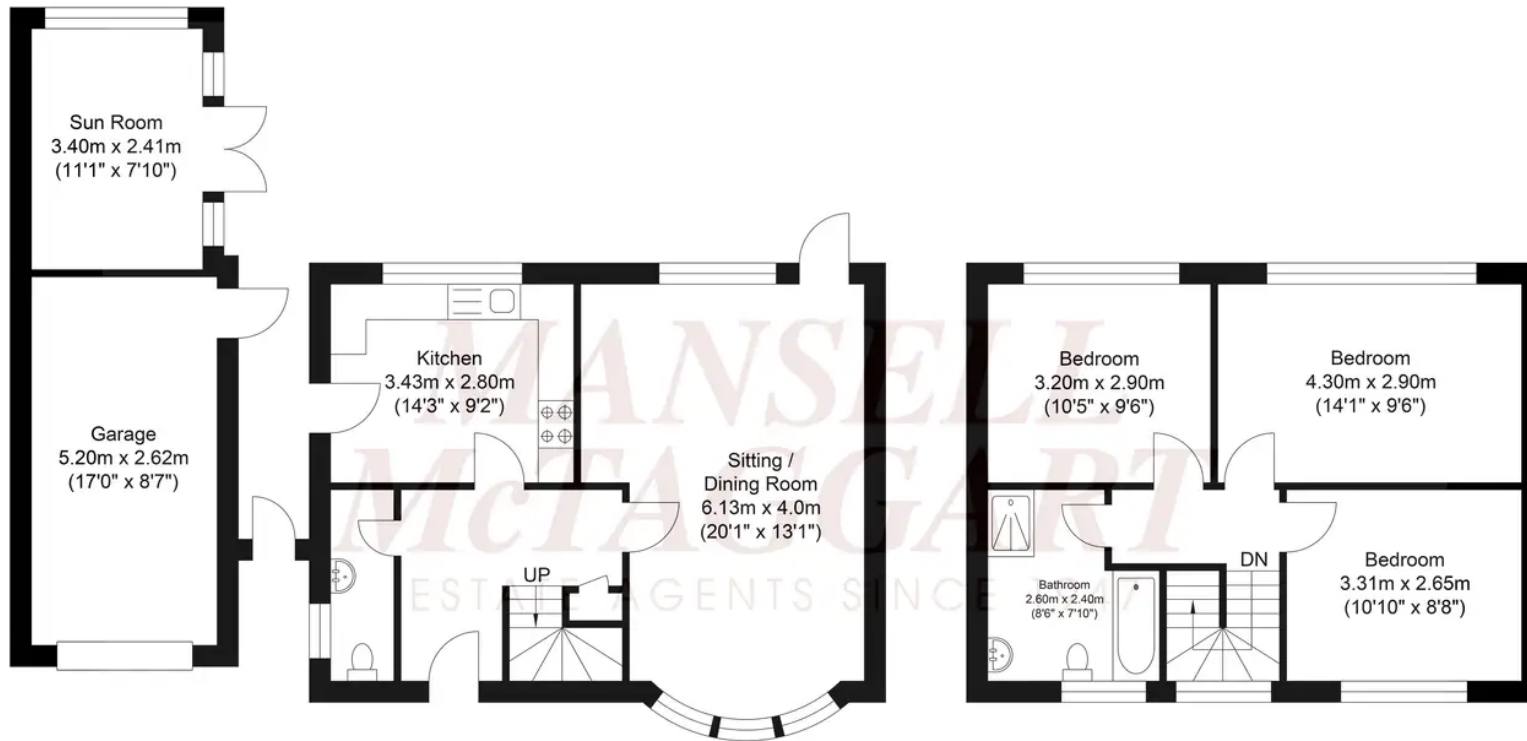
A driveway provides parking for 1 vehicle and additional parking could be created by widening the driveway, if required. The garage with power offers potential to convert and there is a useful sun/garden room attached. The 56' x 42' rear garden offers an excellent degree of privacy and is predominantly lawned with patio and borders.

The location...

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
 710.09 sq ft
 (65.97 sq m)

First Floor
 Approximate Floor Area
 453.91 sq ft
 (42.17 sq m)

Approximate Gross Internal Area (Including Garage / Sun Room) = 108.14 sq m / 1164.0 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk