



40 Shottermill, Horsham, RH12 5HJ

Guide Price **£415,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Well presented end of terrace house built in the 1990s
- No onward chain
- Driveway for 2 vehicles, garage and additional paved parking space
- Principal bedroom with en suite and fitted storage
- Fantastic corner plot garden with privacy
- Vendor suited
- Popular and conveniently located development
- Close to schools, transport links, shops and country walks

A greatly improved 2 double bedroom end of terrace house, built in the 1990s with en suite, driveway for 2 vehicles, garage and beautiful corner plot garden.

Council Tax band: TBD

Tenure: Freehold





A greatly improved 2 double bedroom end of terrace house, built in the 1990s with en suite, driveway for 2 vehicles, garage and beautiful corner plot garden. The property is situated on a popular development, close to excellent schools, major transport links, country walks and shopping facilities.

The accommodation comprises: entrance hallway with built in storage and well proportioned sitting/dining room with an understairs storage cupboard and double doors onto the garden.

The kitchen is fitted with an attractive range of gloss units and space for domestic appliances.

On the first floor there is a boarded loft with lighting and ladder.

The double sized principal bedroom is equipped with fitted wardrobes and en suite shower room.

The guest bedroom has fitted wardrobes, storage/airing cupboard and the bathroom completes the first floor accommodation.

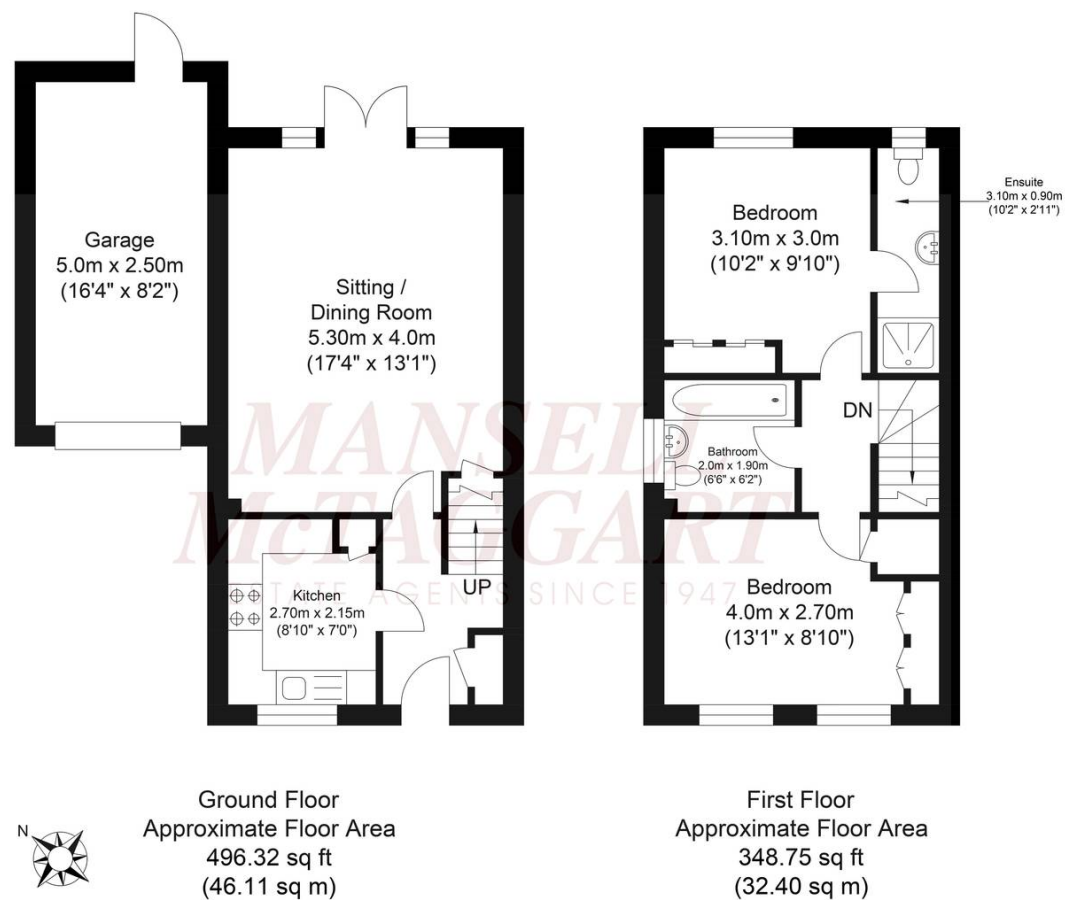
Benefits include double glazed windows, new flooring and carpeting and gas fired central heating to radiators (newly replaced boiler located in the kitchen).

A driveway provides parking for 2 vehicles, leading to the garage with eaves storage, power and lighting. An additional paved parking space is located to the front of the property.

The 45' x 34' corner plot rear garden is a particular feature and is predominantly lawned with well-established borders, paved patio and side access. An additional seating area at the rear of the plot is perfect for entertaining.

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.





Approximate Gross Internal Area (Including Garage) = 78.51 sq m / 845.07 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

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a