



81 Hazelhurst Crescent, Horsham, RH12 1XB

Guide Price £400,000 to £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms - 2 doubles and 1 single
- Semi detached house built in the 1970s
- Driveway for 2 vehicles and garage
- Part walled garden with privacy
- No onward chain
- Potential to improve and convert garage
- Quiet residential close location
- Within striking distance of excellent schools, major transport links, country walks and the town centre

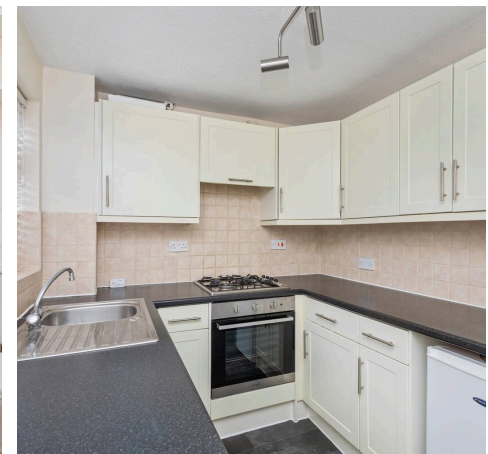
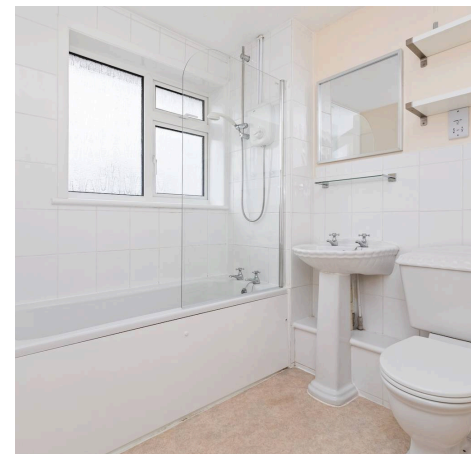
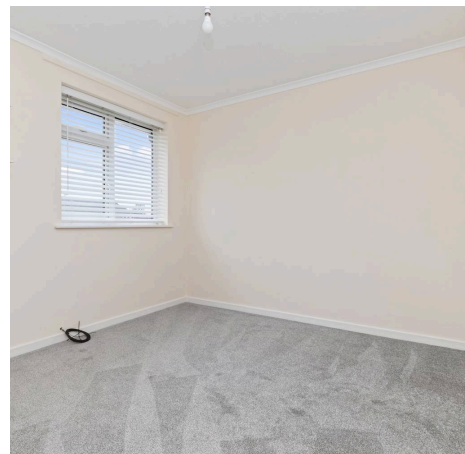
A well located 3 bedroom semi detached house, built in the 1970s with driveway for 2 vehicles, garage, private garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A well located 3 bedroom semi detached house, built in the 1970s with driveway for 2 vehicles, garage, private garden and no onward chain.

The property is situated on a popular development, close to excellent schools, major transport links, country walks and the town centre.

The accommodation comprises: entrance hallway, sitting/dining room and kitchen fitted with a good selection of units, integrated appliances and door to garden.

A staircase rises to the first floor with a principal bedroom with fitted storage, 2 further bedrooms (1 double and 1 single) and family bathroom with airing cupboard.

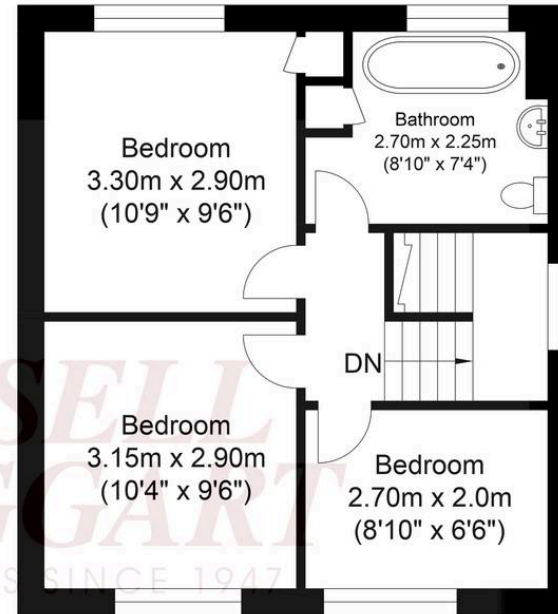
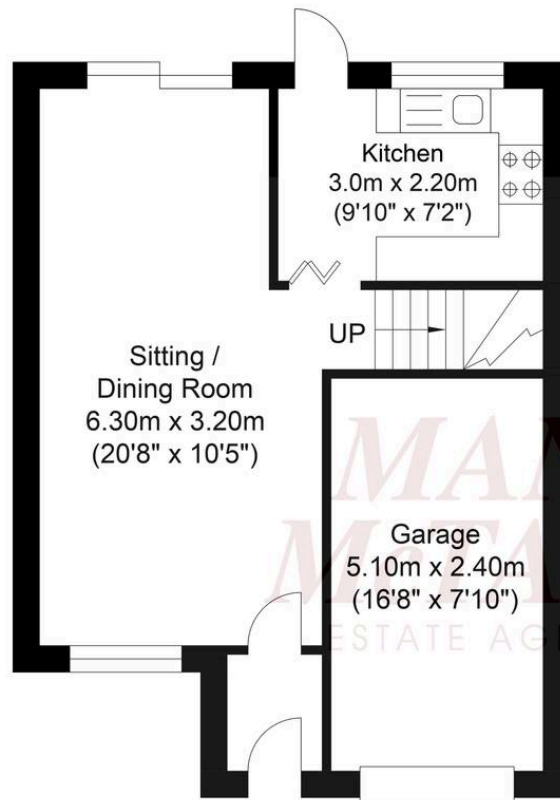
Benefits include double glazed windows, new carpeting, re-decoration and gas fired central heating to radiators (boiler located in the kitchen).

A driveway provides parking for 2 vehicles, leading to the integral garage.

The 33' x 20' part walled garden offers a good degree of privacy and is lawned with a paved patio.

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
441.10 sq ft
(40.98 sq m)

First Floor
Approximate Floor Area
386.53 sq ft
(35.91 sq m)

Approximate Gross Internal Area (Including Garage) = 76.89 sq m / 827.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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