

52 Beech Road, Horsham, RH12 4NP

Guide Price £575,000

MANSELL McTAGGART
Trusted since 1947

- 4 well proportioned bedrooms - 3 doubles and 1 single
- 2 good sized reception rooms
- Superbly presented semi-detached house of 1,361 sq ft built in the 1970s
- Family sized kitchen/breakfast room leading onto the garden
- Principal bedroom with en suite
- Driveway for 2 vehicles and garage with power
- South-east facing corner plot garden with privacy
- Vendor suited
- Opportunity to further enlarge and covert garage into a gym or office
- Popular development close to transport links, schools, walks and town centre

A beautifully presented and spacious 4 bedroom, 2 reception room semi-detached house of 1,361 sq ft. Built in the 1970s the property benefits from a utility room, driveway providing parking for 2 vehicles, a detached garage with power and delightful south-east facing corner plot garden.

Council Tax band: D

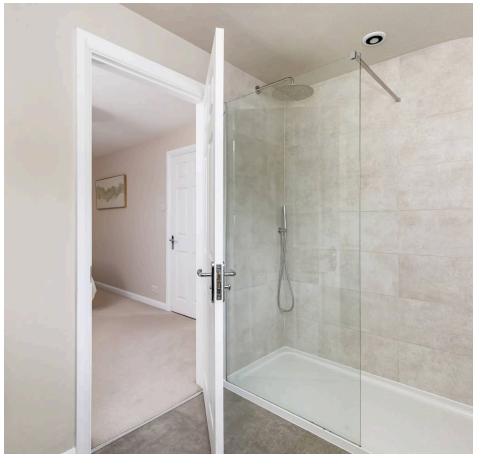
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





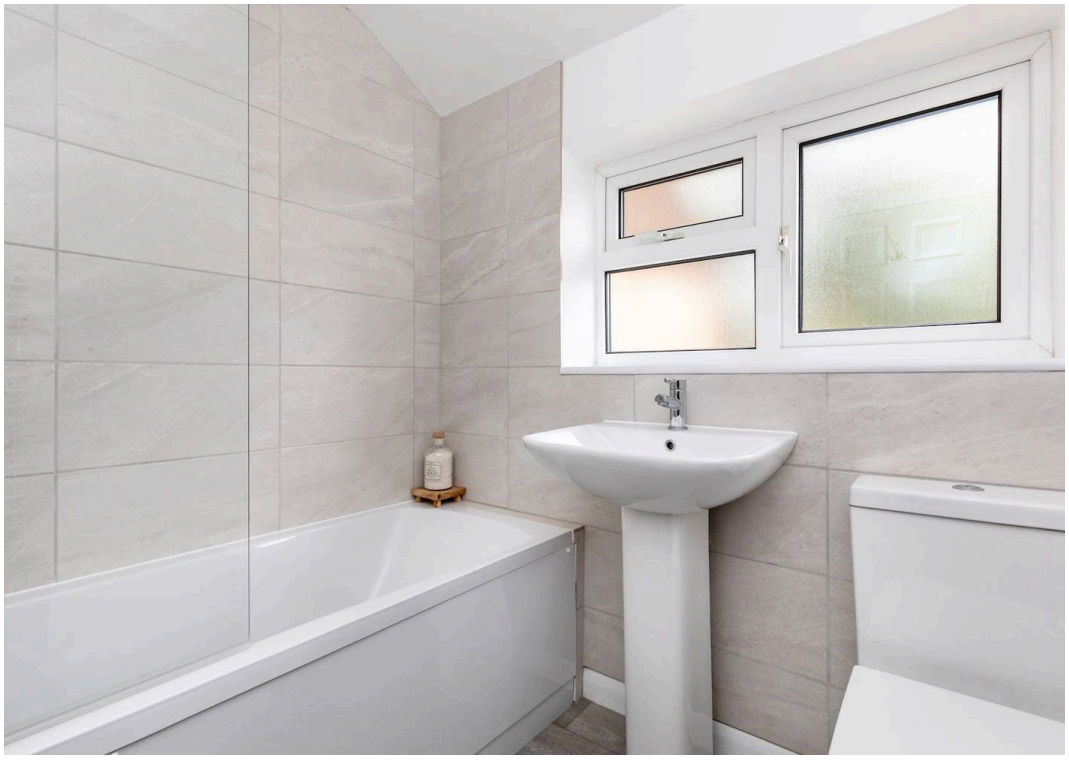






A beautifully presented and spacious 4 bedroom, 2 reception room semi-detached house of 1,361 sq ft. Built in the 1970s the property benefits from a utility room, driveway providing parking for 2 vehicles, a detached garage with power and delightful south-east facing corner plot garden. The accommodation comprises: a large entrance hallway, cloakroom, and sitting room. The family/dining room provides an excellent space for entertaining, with 2 sets of doors opening out onto the paved patio area. The kitchen/breakfast room features an attractive range of units, an integrated hob and extractor, space for fridge/freezer and dishwasher, and French doors opening directly onto the garden. The utility room has space and plumbing for a washing machine and tumble dryer, together with convenient access to the side of the property. From the hallway a staircase rises to the first floor, where there is access into the partially boarded loft providing ample storage. The impressive principal bedroom benefits from a beautifully refitted en suite shower room. There are 3 further good-sized bedrooms comprising 2 doubles and 1 single, plus a modern bathroom. Additional benefits include double glazed windows, gas fired central heating to radiators, with the boiler located in the utility room, and the property having been fully re-decorated throughout. Externally, a brick paved driveway provides parking for at least 2 vehicles. A side gate leads to the detached garage with power and a window providing natural light. The garage also offers an opportunity to convert into a gym or office if required. The delightful south-east facing corner plot garden measures 64' x 55' at its maximum points, offering an excellent degree of privacy and is perfect for entertaining. The garden is predominantly lawned with well stocked shrub borders and a substantial paved patio.





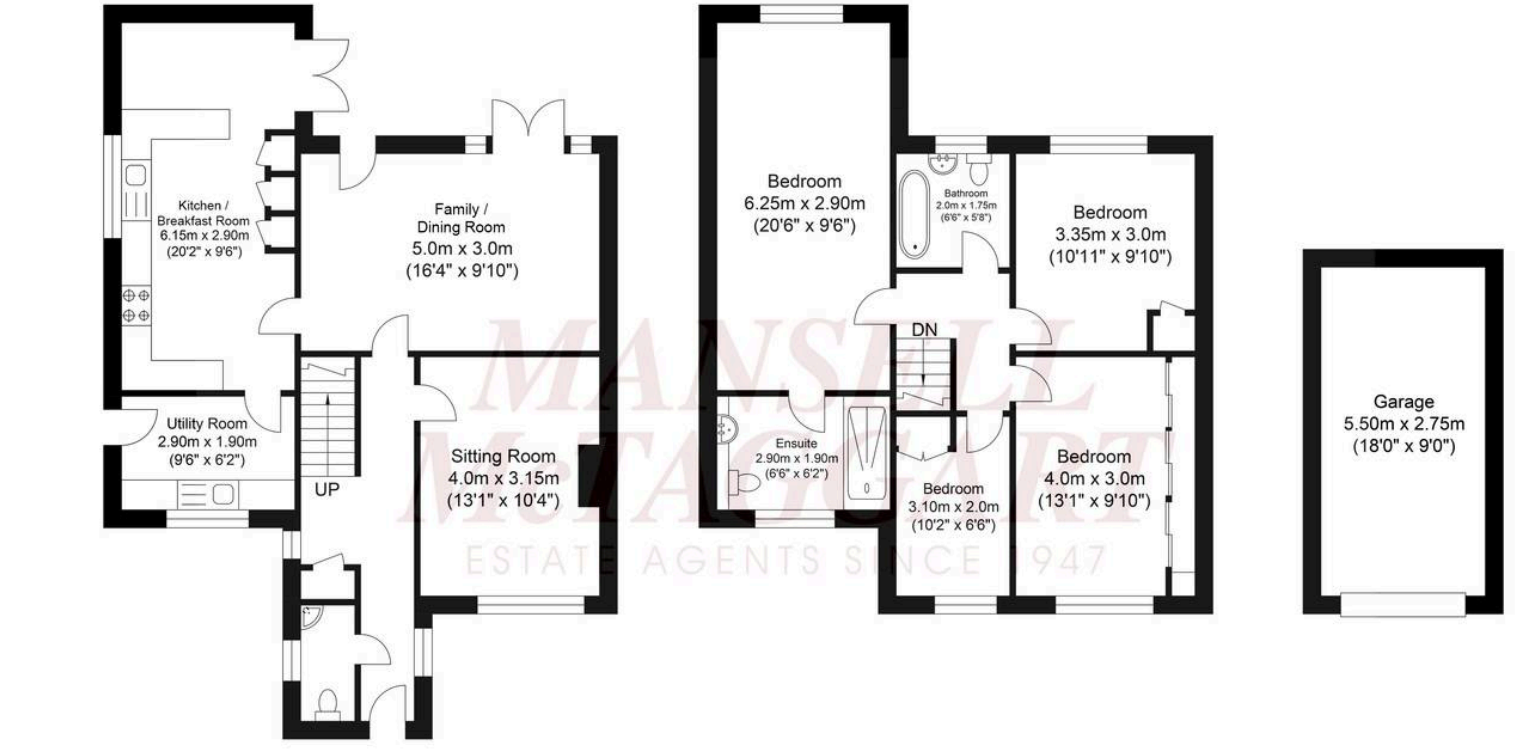




The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the 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.



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- 2 good sized reception rooms



Ground Floor
Approximate Floor Area
702.12 sq ft
(65.23 sq m)

First Floor
Approximate Floor Area
659.07 sq ft
(61.23 sq m)

Garage
Approximate Floor Area
162.85 sq ft
(15.13 sq m)

Approximate Gross Internal Area (Excluding Garage) = 126.46 sq m / 1361.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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