

76 Brighton Road, Horsham, RH13 5BU

In Excess of £400,000

MANSELL McTAGGART

Trusted since 1947

- 3 double bedrooms
- 2 reception rooms
- 3 storey semi detached Victorian house of 1,287 sq ft
- Potential to refurbish and extend
- 92' south west facing garden with privacy
- No onward chain
- Cellar with opportunity to convert
- Striking distance of excellent schools, major transport links, town centre and country walks

A charming 3 double bedroom, 3 storey semi detached Victorian house of 1,287 sq ft, offering potential to improve and enlarge with 92' x 36' south west facing garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Rating: D











A charming 3 double bedroom, 3 storey semi detached Victorian house of 1,287 sq ft, offering potential to improve and enlarge with 92’ south west facing garden and no onward chain.

The property is situated close to highly regarded schools, major transport links, beautiful country walks and the town centre.

The accommodation comprises: sitting room with feature fireplace and dining room with fireplace and access into the cellar.

The kitchen is fitted with a range of units, space for domestic appliances and bathroom.

From the dining room stairs rise to the first floor with 2 well proportioned double bedrooms.

A further staircase leads to the 2nd floor with a large principal bedroom.

Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the kitchen).

The 92’ x 36’ south west facing rear garden with privacy is predominantly lawned with paved patio and side access.

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.





Lower Ground Floor
Approximate Floor Area
213.98 sq ft
(19.88 sq m)

Ground Floor
Approximate Floor Area
474.68 sq ft
(44.10 sq m)

First Floor
Approximate Floor Area
334.97 sq ft
(31.12 sq m)

Second Floor
Approximate Floor Area
263.60 sq ft
(24.49 sq m)

Approximate Gross Internal Area = 119.59 sq m / 1287.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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