



23 Station Road, Horsham, RH13 5EZ

Guide Price £500,000 – £525,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms
- Well presented Victorian 3 storey end of terrace house of 1,413 sq ft
- Superb 16'4 x 14'9 kitchen/dining room and separate utility/cloakroom
- West facing garden with privacy and access
- Ample fitted storage throughout
- No onward chain
- Conveniently located for railway station, schools, Horsham park and town centre

A greatly improved and superbly located 3 double bedroom, 2 reception room Victorian 3 storey end of terrace house of 1,413 sq ft with fantastic 16'4 x 14'9 kitchen/dining room, west facing garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





A greatly improved and superbly located 3 double bedroom, 2 reception room Victorian 3 storey end of terrace house of 1,413 sq ft with fantastic 16'4 x 14'9 kitchen/dining room, west facing garden and no onward chain. The property is situated within a short walk of the mainline railway station, Horsham park, excellent schools, and the town centre. The accommodation comprises: entrance hallway with intelligent understairs storage, skilfully designed utility/cloakroom and bay fronted sitting with wood burner and bespoke cabinetry and shelving. The family room with fireplace provides useful storage. Pocket doors lead through to an impressive kitchen/dining room which is perfect for family-living or entertaining with bench seating and French doors onto the west facing garden. The kitchen has been refitted with a sympathetic range of units and integrated appliances to include Miele dishwasher and Quooker boiling tap. There is space for a fridge/freezer and gas range cooker. From the hallway a staircase rises to the first floor with built-in desk and drawers - ideal for those who work from home. There are 2 well-proportioned double bedrooms with fitted wardrobes and beautifully re-modelled family bath/shower room. A further staircase leads to the second-floor principal bedroom with hand-made fitted wardrobes and drawers and 2 useful eaves storage cupboards. Benefits include replacement double glazed sash windows, plantation shutters, Karndean flooring in the bath/shower room, column radiators and gas fired central heating to radiators (combination boiler located in the utility/cloakroom). The 29' x 23' west facing garden offers an excellent degree of privacy and is predominantly lawned with paved patio and rear and side access. A timber framed shed provides storage for bicycles and general belongings.



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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