



40 Eversfield Road, Horsham, RH13 5JT

Guide Price £400,000 – £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms - 2 doubles and 1 single
- Bay fronted semi-detached house built in the 1950s
- Scope to improve and enlarge to rear and into loft
- Fantastic 108' south-west facing garden with privacy - a gardeners dream
- Potential to create a driveway for 2 vehicles
- Conveniently located for schools, walks, transport links and town centre
- First time to market in 18 years

A well located 3 bedroom semi-detached house, built in the 1950s, offering scope to enlarge and improve with superb 108' south-west facing garden with privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





A well located 3 bedroom semi-detached house, built in the 1950s, offering scope to enlarge and improve with superb 108' south-west facing garden with privacy.

The property is situated within striking distance of highly regarded schools, major transport links, stunning walks, and the town centre.

The accommodation comprises: entrance hallway, bay fronted sitting room with fireplace and kitchen/breakfast room fitted with a range of units.

An inner hallway with side access leads into the family bathroom.

A staircase from the hallway rises to the first floor with access into the loft which lends itself for conversion.

There are 3 good sized bedrooms - 2 doubles and 1 single.

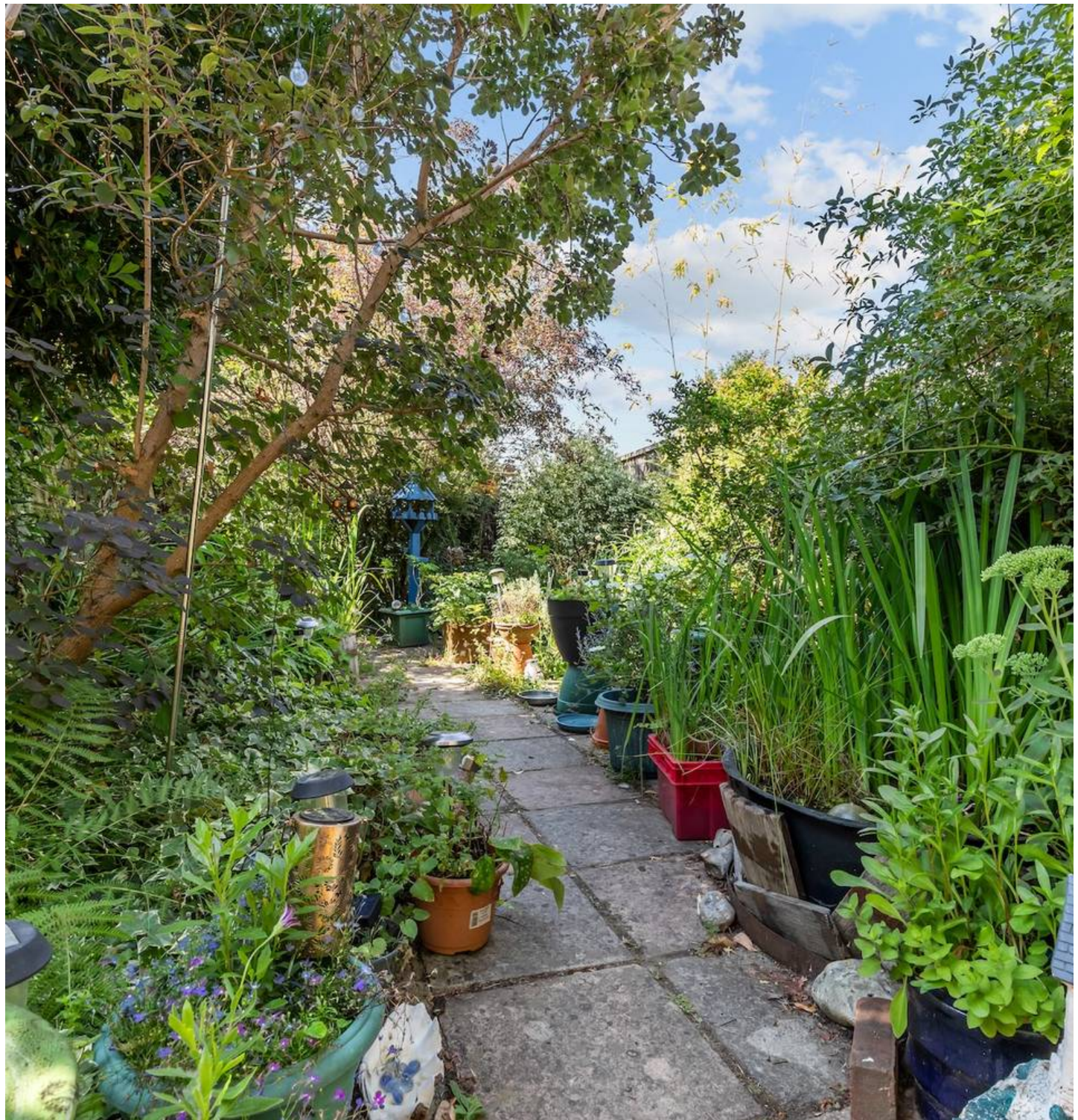
Benefits include replacement double glazed windows and doors.

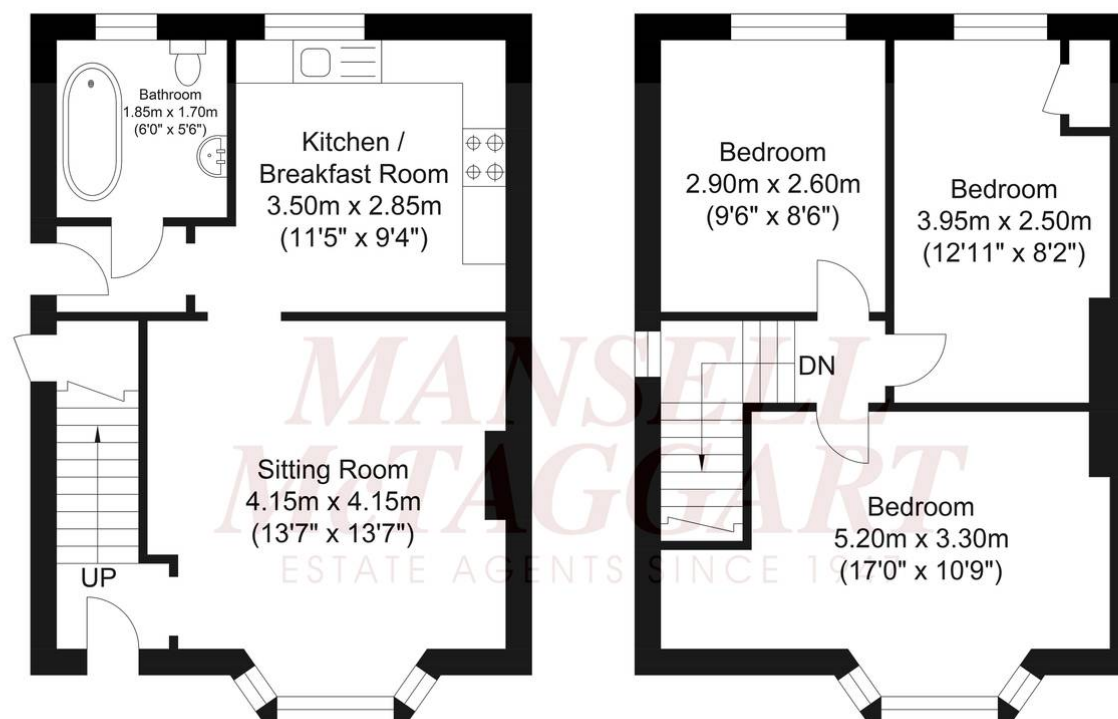
NB. The boiler is not in working order and prospective buyers should factor that into their budget.

There is an opportunity to create a driveway for 2 vehicles.

The 108' x 26' south-west facing rear garden is a particular feature and the seller has spent over 18 years planting and landscaping which in turn offers an excellent degree of privacy. The garden is predominantly lawned with established borders and beds and paved patio. A useful timber framed workshop offers ample 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.





Ground Floor
Approximate Floor Area
404.93 sq ft
(37.62 sq m)

First Floor
Approximate Floor Area
404.93 sq ft
(37.62 sq m)

Approximate Gross Internal Area = 75.24 sq m / 809.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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