



**22 Lanyon Close, Horsham, RH12 5JP**

In Excess of **£345,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

# 22 Lanyon Close

Horsham

- 2 good sized bedrooms
- Mid terraced house built in the 1990s
- South facing garden
- Well presented home
- 2 allocated parking spaces
- Potential to enlarge
- Popular development
- Close to transport links, schools, walks and shops
- Vendor suited

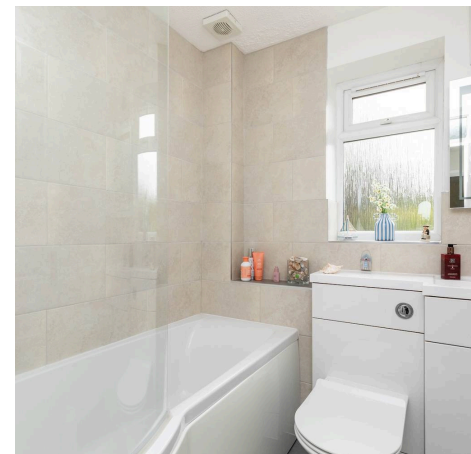
An immaculately presented 2 bedroom mid terraced house, built in the 1990s with south facing garden and 2 allocated parking spaces.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





An immaculately presented 2 bedroom mid terraced house, built in the 1990s with south facing garden and 2 allocated parking space.

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

The accommodation comprises: storage cupboard, entrance hallway, sitting room and kitchen/dining room fitted with an attractive range of units, space for appliances and door onto the south facing garden.

Upstairs the principal bedroom is equipped with fitted storage. The second bedroom is a good size and the modern bathroom completes the first floor accommodation.

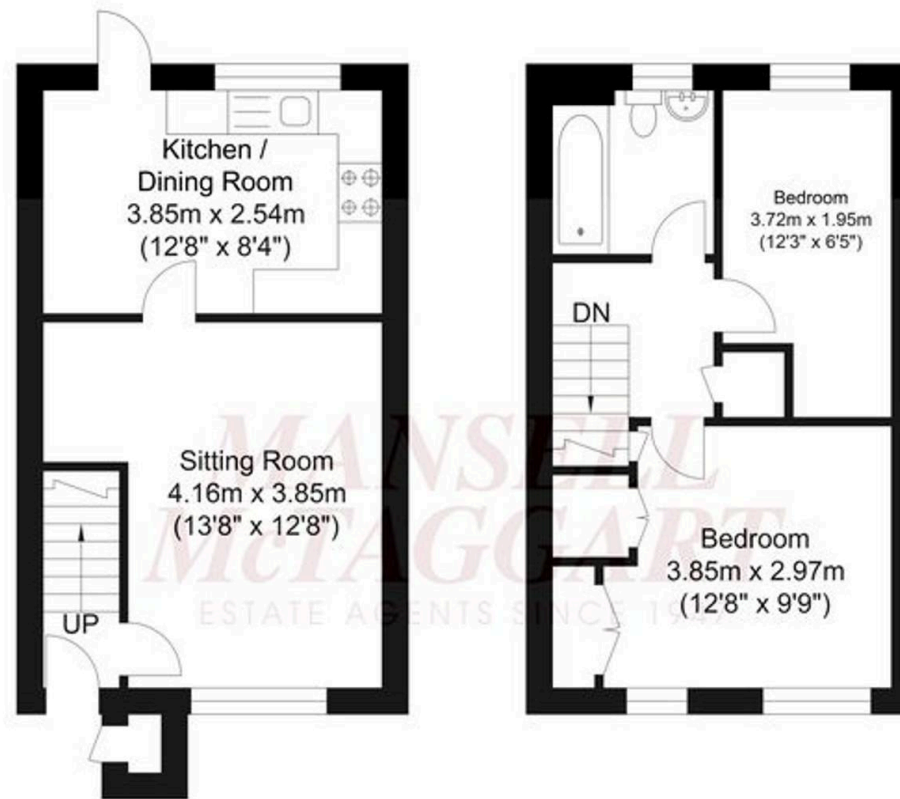
Benefits include double glazed windows and gas fired central heating to radiators.

The 55' south facing garden offers a good degree of privacy and is lawned with well stocked borders and paved patio.

A gate leads into the parking area with 2 designated spaces.

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  
 282.01 sq ft  
 (26.20 sq m)

First Floor  
 Approximate Floor Area  
 279.86 sq ft  
 (26.0 sq m)

Approximate Gross Internal Area = 52.20 sq m / 561.87 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a