



3 Chennells Way, Horsham, RH12 5TW

In Excess of **£450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 bedrooms - 3 doubles and 1 single
- Link detached house built in the 1970s
- Driveway for 2 vehicles and garage
- Potential to enlarge and improve
- No onward chain
- Popular residential development
- Striking distance of schools, transport links, shops and the town centre

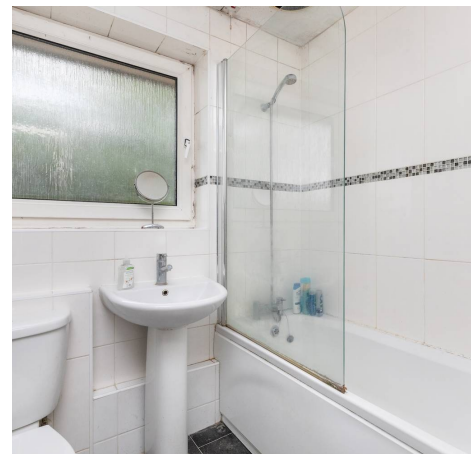
A good sized 4 bedroom link detached house, built in the 1970s, requiring modernisation throughout with driveway for 2 vehicles, garage, garden with privacy and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A good sized 4 bedroom link detached house, built in the 1970s, requiring modernisation throughout with driveway for 2 vehicles, garage, garden with privacy and no onward chain. The property is coming to the market for the first time in 25 years and is situated in a convenient location for excellent schools, major transport links, shopping facilities and the town centre.

The accommodation comprises: entrance hallway, cloakroom, sitting room with sliding doors onto the garden and kitchen/dining room fitted with a range of units, space for appliances and side access.

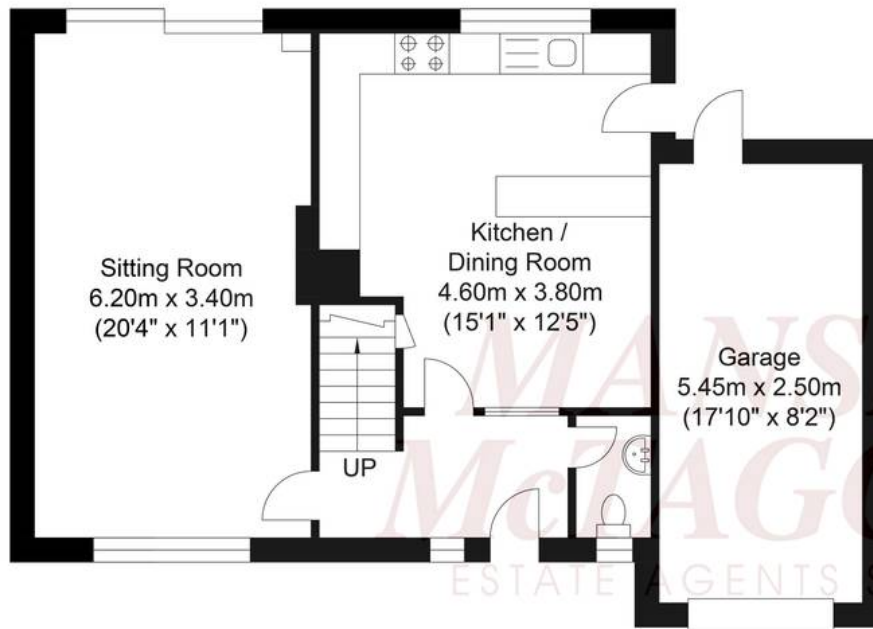
From the hallway a staircase rises to the first floor with principal bedroom with shower enclosure. There are 3 additional bedrooms (2 doubles and 1 single) and family bathroom.

A driveway provides parking for 2 vehicles (there is an opportunity to create a larger driveway, if required). The garage with power offers potential to convert into a further reception room or to incorporate the kitchen.

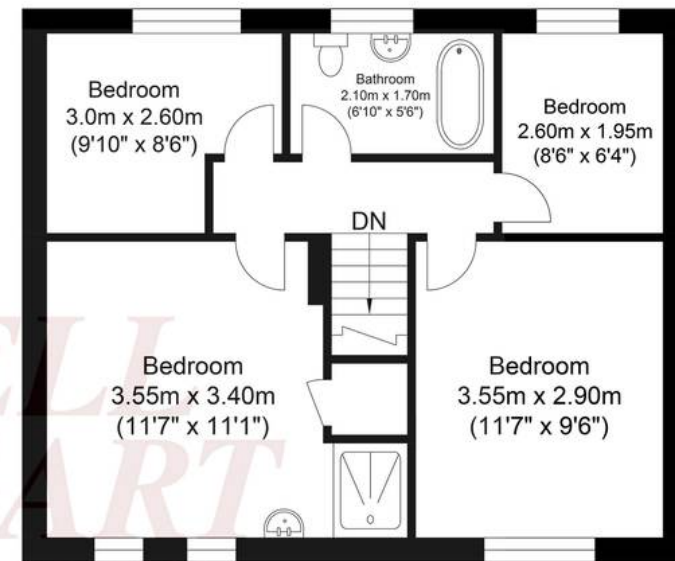
The 49' x 33' rear garden offers an excellent degree of privacy and is lawned with established borders, paved patio and rear access.

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.





Ground Floor
Approximate Floor Area
505.79 sq ft
(46.99 sq m)



First Floor
Approximate Floor Area
505.79 sq ft
(46.99 sq m)



Approximate Gross Internal Area (Excluding Garage) = 93.98 sq m / 1011.59 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