52 St. Leonards Road, Horsham, RH13 6AR

Guide Price **£410,000 - £425,000**

MANSELL McTAGGART
Trusted since 1947

- 2 double sized bedrooms
- 2 reception rooms
- Fantastic period semi detached house
- Driveway and garage with attached study
- Beautifully presented accommodation
- South facing garden
- Scope to convert the loft
- Conveniently located for schools, walks, town centre and transport links

A charming and beautifully presented 2 double bedroom, 2 reception room period semi detached house with south facing garden, driveway and garage with study area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

A charming and beautifully presented 2 double bedroom, 2 reception room period semi detached house with south facing garden, driveway and garage with study area. The property is situated on a popular residential road, within easy access of excellent schools, major transport links, fantastic walks and the town centre.

The accommodation comprises: entrance porch, sitting room and separate dining room.

The kitchen with under floor heating has been refitted with an attractive range of Shaker style units and integrated appliances.

The inner hallway provides access to the garden and a modern shower room with under floor heating.

On the first floor there is access into the loft which lends itself for conversion.

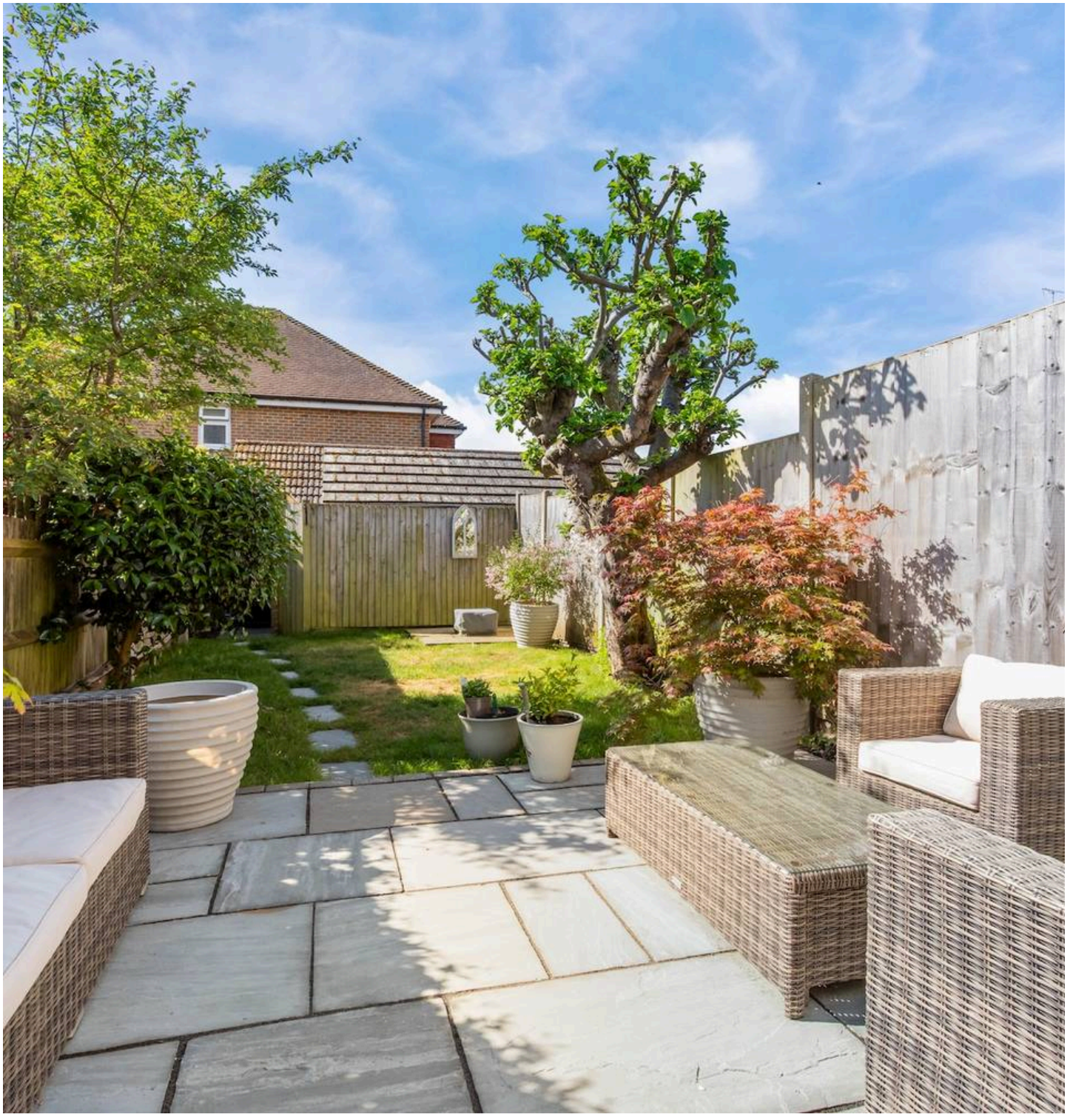
There are 2 generous double bedrooms - both with fitted storage.

Benefits include Karndean flooring, double glazed windows, gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen) and shutters.

A driveway off Sandeman Way provides parking for 1 vehicle, leading to the garage with newly installed roller shutter door and door into study.

The 62' south facing garden offers a good degree of privacy and is lawned with substantial patio, borders, power supply 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.



Approximate Gross Internal Area (Excluding Garage) = 58.24 sq m / 626.89 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