

19 Springfield Crescent, Horsham, RH12 2PP

In Excess of £500,000

MANSELL McTAGGART
Trusted since 1947

- 3 bedrooms - 2 doubles and 1 single
- 2 reception rooms
- Semi detached house of 1,123 sq ft - built in the 1930s
- Driveway for 1 vehicle and garage - potential to create further parking spaces
- Requiring modernisation and scope to enlarge into loft and to rear
- Mature 75' garden with privacy
- No onward chain
- Peaceful location within close proximity of schools, town centre, railway station and Horsham park

A charming and superbly located 3 bedroom, 2 reception room semi-detached house, built in the 1930s with driveway, garage, 75' garden with privacy and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B











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The property offers potential to improve and enlarge and is situated on a highly desirable residential crescent within striking distance of major transport links, highly regarded schools, Horsham Park and the town centre.

The accommodation comprises: entrance porch, hallway with understairs storage, bay fronted sitting room with fireplace and separate dining room with further fireplace and sliding doors onto the garden.

The kitchen has been partially refitted with a selection of gloss units and space for appliances.

The inner lobby with side access leads into a storeroom and shower room.

From the hallway stairs rise to the first floor with access into the loft which lends itself for conversion similar to neighbouring properties.

There are 2 generous double bedrooms with fitted storage, 1 single bedroom and family bathroom which does require updating.

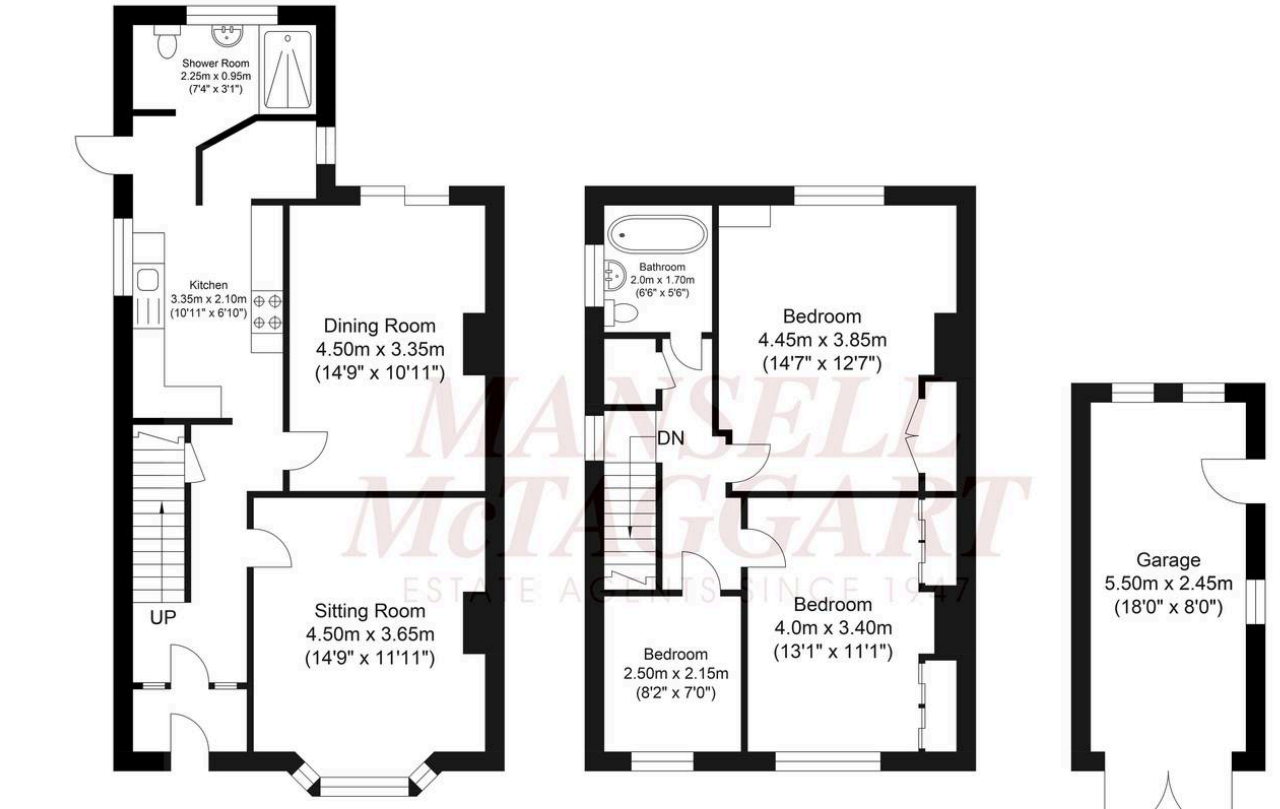
Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen).

A driveway provides parking for 1 vehicle, leading to the detached garage. The drive could be enlarged to create an additional 1-2 spaces if required.

The 75' x 26' established rear garden offers a good degree of privacy and is predominantly lawned with stocked borders, paved seating area and greenhouse.

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
609.77 sq ft
(56.65 sq m)

First Floor
Approximate Floor Area
513.76 sq ft
(47.73 sq m)

Garage
Approximate Floor Area
145.09 sq ft
(13.48 sq m)

Approximate Gross Internal Area (Excluding Garage) = 104.38 sq m / 1123.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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