



**35 Burns Close, Horsham, RH12 5PF**

Guide Price **£345,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 2 double sized bedrooms
- Semi detached house built in 1989
- Good sized private garden
- No onward chain
- Scope to improve and enlarge
- 2 allocated parking spaces
- Quiet and tucked away position
- Close to schools, walks, shops and transport links
- First time to market in over 29 years

A peacefully located 2 double bedroom semi detached house, built in 1989, offering potential to improve and enlarge with 2 allocated parking spaces, private garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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The property is situated in a popular and conveniently located development, within striking distance of excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with sliding doors onto the garden and kitchen fitted with a selection of units, space for domestic appliances and refitted Vaillant boiler.

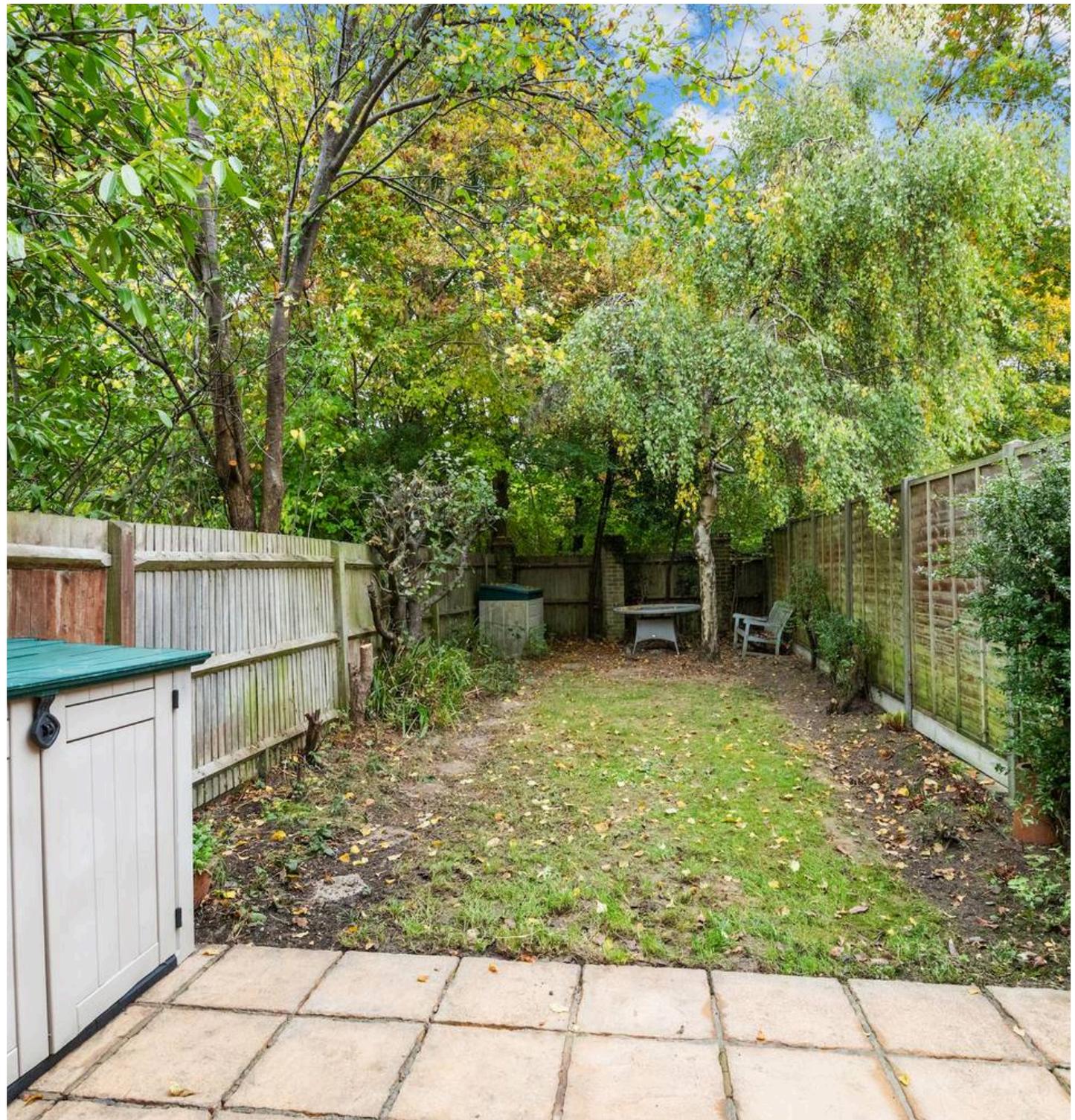
On the first floor there is access into the loft which lends itself for conversion.

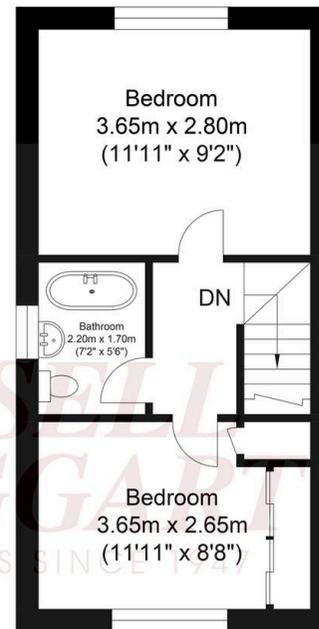
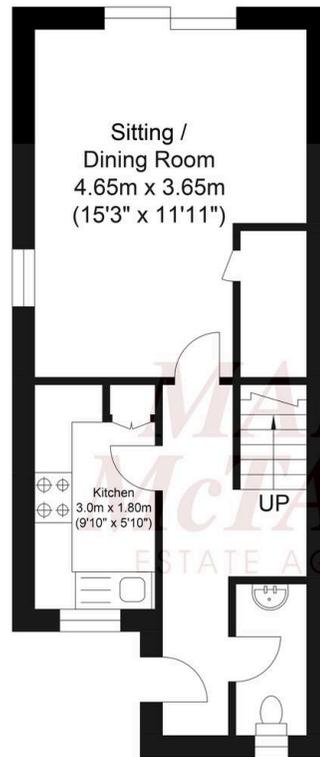
There are 2 double sized bedrooms (one with fitted storage) and family bathroom.

2 allocated parking spaces are numbered and to the front of the property.

The 49' x 16' east facing garden offers an excellent degree of privacy and pretty wooded outlook. The garden is lawned with a number of shrubs and paved patio.

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  
339.60 sq ft  
(31.55 sq m)

First Floor  
Approximate Floor Area  
304.51 sq ft  
(28.29 sq m)

Approximate Gross Internal Area = 59.84 sq m / 644.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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