



## 2 Beeding Close, Horsham, RH12 4LB

Guide Price £415,000 to £425,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 good sized bedrooms
- Well presented semi detached house built in the 1960s
- First time to market in over 30 years
- Driveway for 3/4 vehicles and garage with power
- No onward chain
- Private garden
- Select residential close of similar sized homes
- Striking distance of excellent schools, major transport links, shops and country walks

A conveniently located 3 bedroom semi detached house, built in the 1960s with driveway for 3/4 vehicles, garage, private garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A conveniently located 3 bedroom semi detached house, built in the 1960s with driveway for 3/4 vehicles, garage, private garden and no onward chain.

The property is situated in a small residential close, within easy reach of excellent schools, major transport links, shopping facilities and beautiful country walks.

The accommodation comprises: entrance hallway with storage, useful larder, cloakroom and good sized sitting room.

The kitchen/dining room fitted with an attractive range of units, space for domestic appliances and door to rear.

On the first floor there are 3 well proportioned bedrooms (2 doubles & 1 single) with fitted storage and modern shower room.

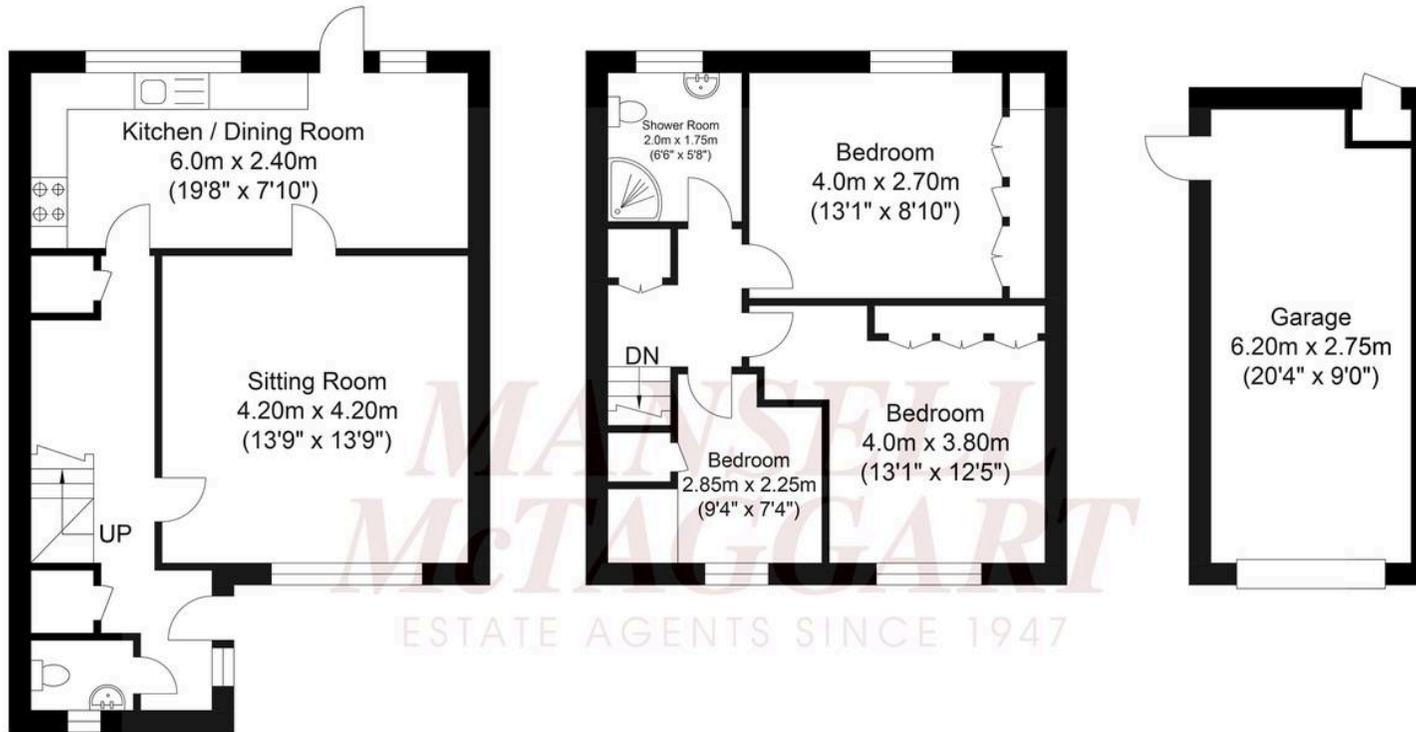
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/dining room).

A brick paved driveway provides parking for 3/4 vehicles, leading to the garage with electric up and over door, internal power and courtesy door leading into the garden.

The 39' x 30' rear garden is predominantly lawned with well stocked borders and paved patio and path. A timber framed shed with power and summerhouse are located to the rear of the plot.

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.





ESTATE AGENTS SINCE 1947



Ground Floor  
 Approximate Floor Area  
 486.63 sq ft  
 (45.21 sq m)

First Floor  
 Approximate Floor Area  
 432.70 sq ft  
 (40.20 sq m)

Garage  
 Approximate Floor Area  
 183.52 sq ft  
 (17.05 sq m)

Approximate Gross Internal Area (Excluding Garage) = 85.41 sq m / 919.34 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

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