



23 Rook Way, Horsham, RH12 5FR

Guide Price **£500,000 – £525,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms - 3 doubles and 1 single
- Greatly improved and well presented link detached house built in the 1970s
- Downstairs bedroom or family room
- South east facing garden with privacy
- Driveway for 2 vehicles
- Popular residential area close to transport links, schools, walks and town centre
- Vendor suited
- New bathroom, flooring and boiler

A greatly improved 4 bedroom link detached house, built in the 1970s with optional downstairs bedroom, kitchen/dining room, driveway for 2 vehicles and south east facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





A greatly improved 4 bedroom link detached house, built in the 1970s with optional downstairs bedroom, kitchen/dining room, driveway for 2 vehicles and south east facing garden.

The property is situated on a popular residential development, within striking distance of major transport links, excellent schools, country walks and Horsham town centre.

The accommodation comprises: entrance porch with fitted storage and newly installed composite front door, sitting room and family room/bedroom.

The kitchen/dining room is fitted with an attractive range of units, integrated appliances and French doors onto the south east facing garden.

A door leads into the utility room with separate cloakroom and rear access.

From the sitting room a staircase rises to the first floor with partially boarded loft which offers ample storage.

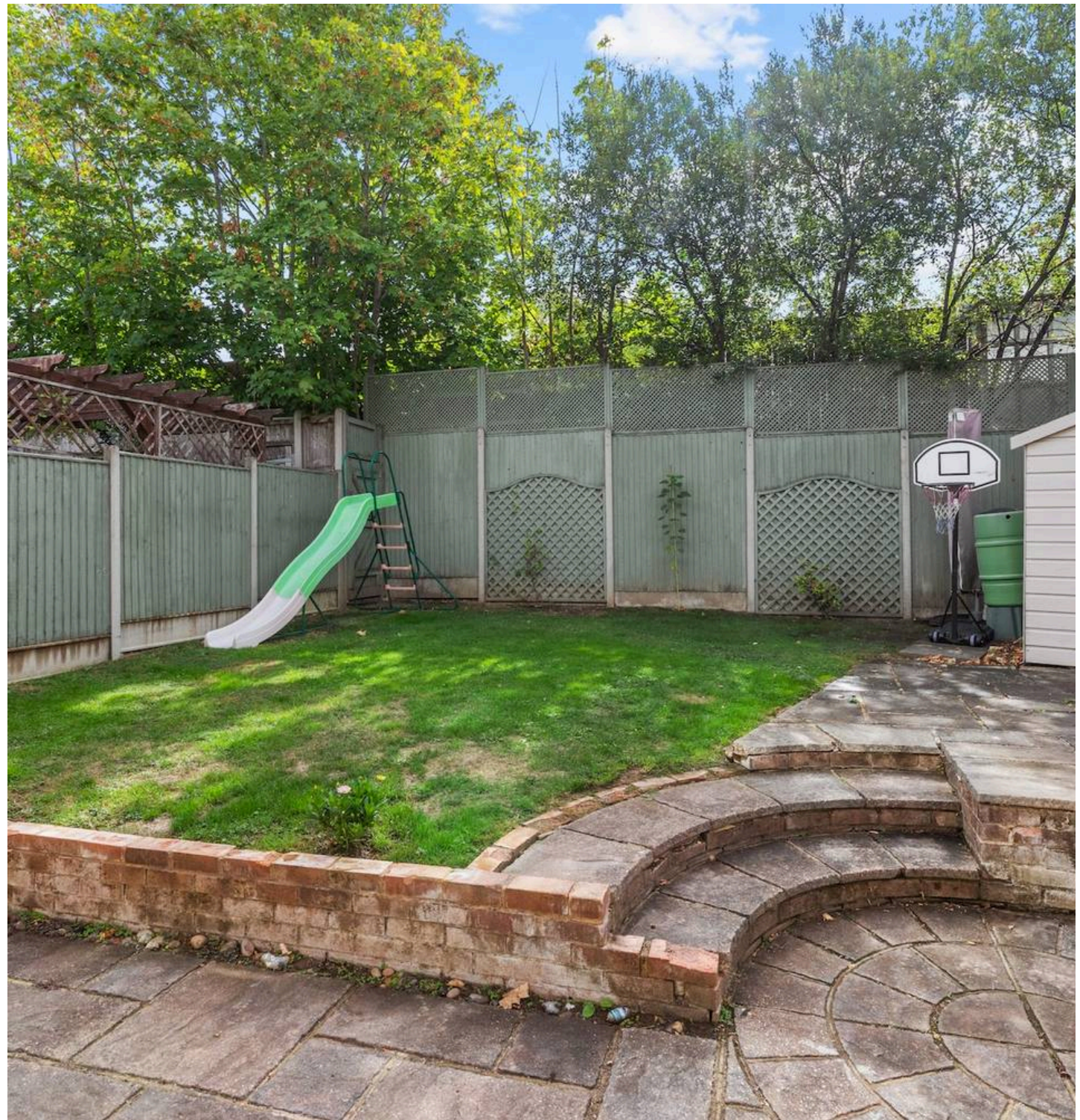
There are 3 good sized bedrooms (2 doubles and 1 single) and beautifully re-modelled family bathroom.

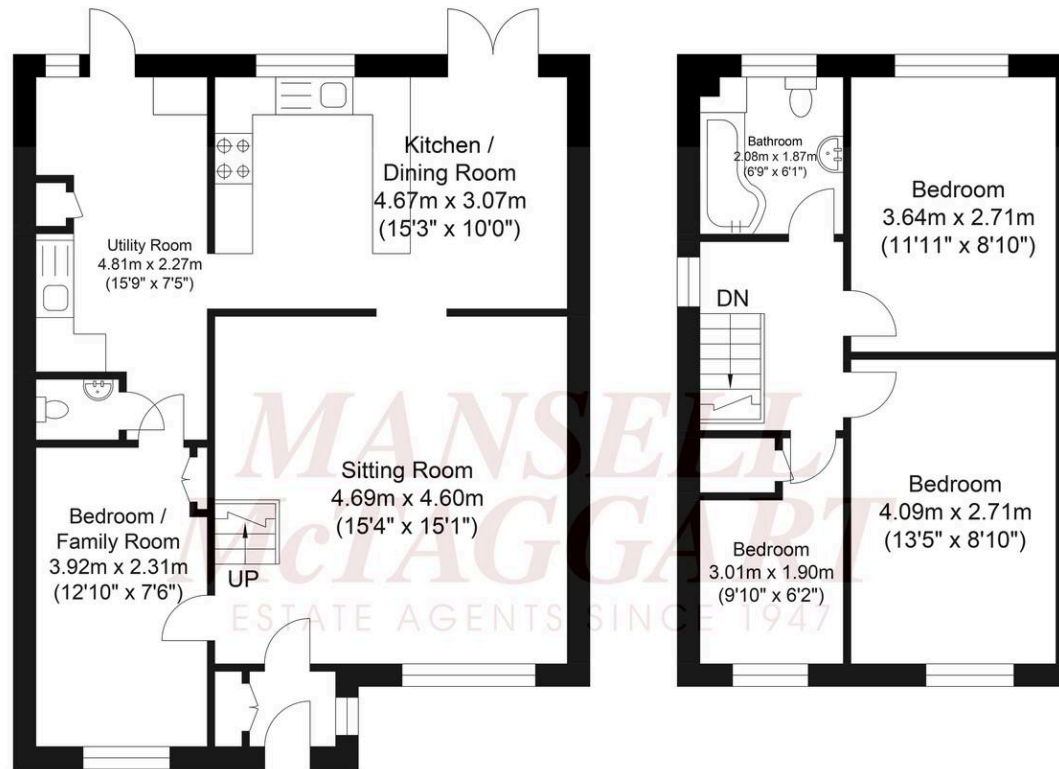
Benefits include double glazed windows, Karndean flooring in kitchen and bathroom, new carpeting and gas fired central heating to radiators (replaced Worcester Bosch combination boiler located in the utility room).

A brick paved driveway provides parking for 2 vehicles.

The 33' x 33' south east facing garden offers an excellent degree of privacy and is predominantly lawned with paved patio and timber framed shed.

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
635.82 sq ft
(59.07 sq m)

First Floor
Approximate Floor Area
417.31 sq ft
(38.77 sq m)

Approximate Gross Internal Area = 97.84 sq m / 1053.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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