



28 Warnham Road, Horsham, RH12 2QU

In Excess of **£775,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 2 reception rooms
- Detached house built in the 1950s
- Driveway and twin garage
- Fantastic 0.33 acre secluded plot
- Scope to improve and enlarge
- No onward chain
- Walking distance of highly regarded schools, major transport links, Warnham nature reserve and town centre

A rarely available 3 bedroom, 2 reception room detached house, built in the 1950s, offering potential to improve and enlarge with driveway for 2 vehicles, twin garage, superb 0.33 acre plot and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A rarely available 3 bedroom, 2 reception room detached house, built in the 1950s, offering potential to improve and enlarge with driveway for 2 vehicles, twin garage, superb 0.33 acre plot and no onward chain.

The property is situated on this prestigious residential road, close to excellent schools, major transport links, Warnham nature reserve and the town centre.

The accommodation comprises: spacious entrance hallway with 2 fitted storage cupboards, shower room, sitting/dining room with fireplace and conservatory which requires some attention.

The kitchen is fitted with a selection of units and useful pantry.

A staircase with feature picture window leads to the first floor with utility/boiler room.

The principal bedroom is plenty large enough to create an en suite if required.

There are 3 further well proportioned bedrooms and family bathroom.

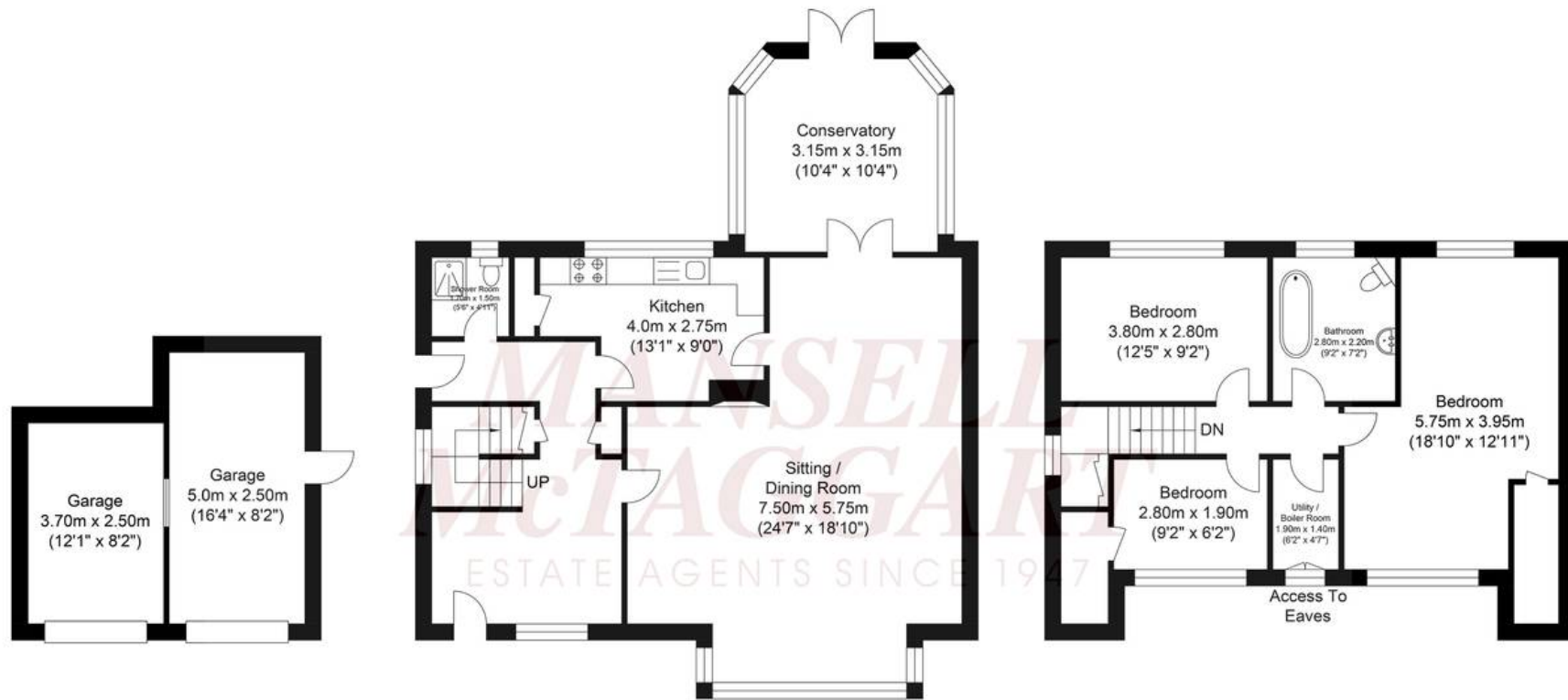
Benefits include double glazed windows, Parquet flooring and gas fired central heating to radiators (boiler located in the utility/boiler room).

A driveway provides parking for 2 vehicles, leading to the twin garage with power.

The 0.33 acre plot is a particular feature and offers an excellent degree of privacy. The 164' x 75' (maximum measurement) rear garden is predominantly lawned with established borders, fish pond, paved patio 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.





Garage
Approximate Floor Area
238.09 sq ft
(22.12 sq m)

Ground Floor
Approximate Floor Area
887.05 sq ft
(82.41 sq m)

First Floor
Approximate Floor Area
585.34 sq ft
(54.38 sq m)

Approximate Gross Internal Area (Excluding Garage) = 136.79 sq m / 1472.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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