



11 Rowlands Road, Horsham, RH12 4LH

Guide Price £400,000 – £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

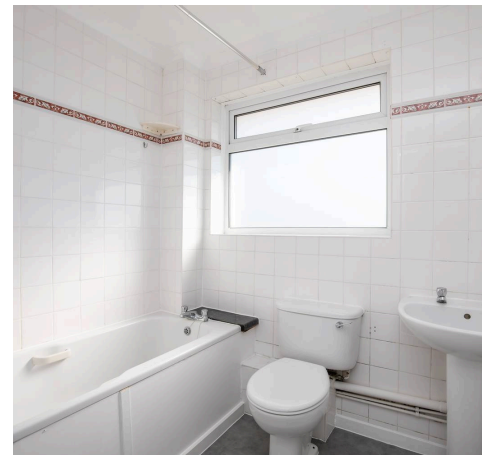
- 3 good sized bedrooms
- 2 reception rooms
- Enlarged semi detached house built in the 1960s
- South west facing garden
- Garage and on street parking located nearby
- Opposite Amberley Close play park and fields
- No onward chain
- Re-decorated and new flooring and carpets
- Close to highly regarded schools, transport links and shopping facilities

An extended 3 bedroom, 2 reception room semi detached house, built in the 1960s with south west facing garden, garage and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





An extended 3 bedroom, 2 reception room semi detached house, built in the 1960s with south west facing garden, garage and no onward chain.

The property is situated in a peaceful position on this popular development, within striking distance of the adjacent playing fields, excellent schools, shopping facilities and major transport links.

The accommodation comprises: entrance hallway, sitting room with fireplace and extended dining room with understairs storage and sliding doors onto the garden.

The kitchen is fitted with a selection of units, space for appliances, utility area and door to rear.

From the hallway a staircase rises to the first floor with 3 bedrooms and bathroom.

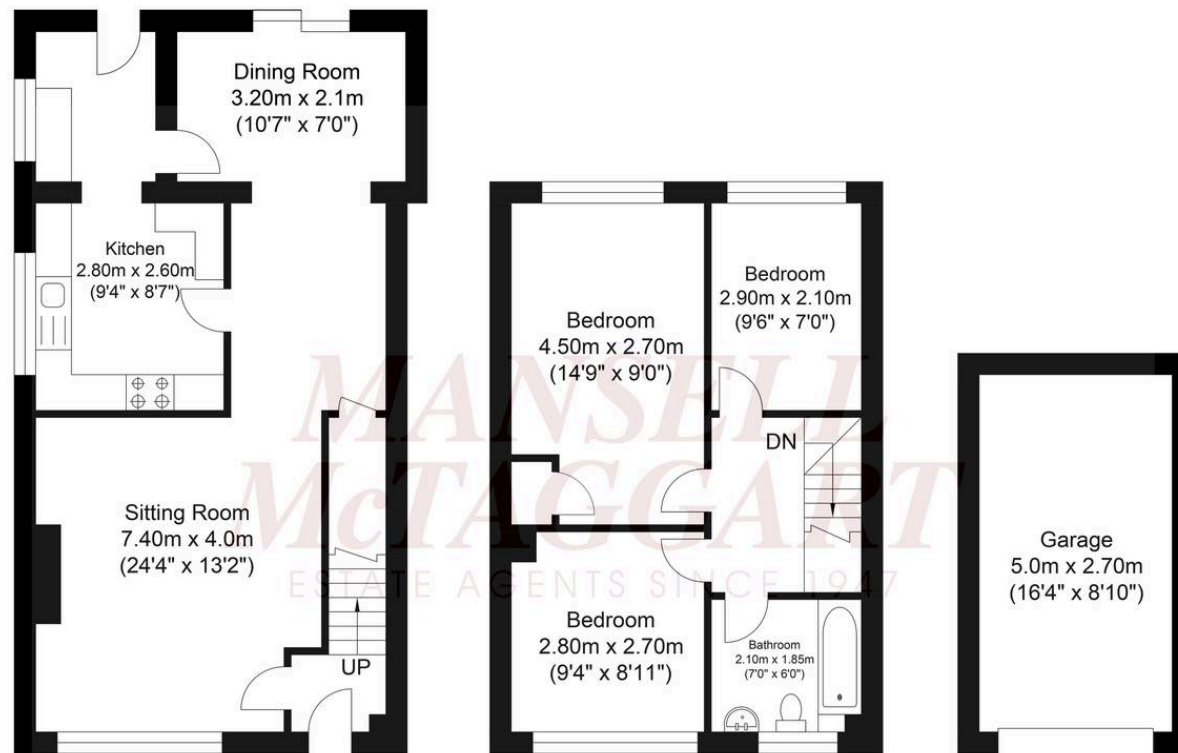
Benefits include new carpeting and flooring, re-decorated, double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen).

There is on street parking and a garage located nearby.

The 38' x 25' south west facing garden offers good privacy and is lawned with decked seating area 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.





Ground Floor
 Approximate Floor Area
 551.54 sq ft
 (51.24 sq m)

First Floor
 Approximate Floor Area
 390.29 sq ft
 (36.26 sq m)

Garage
 Approximate Floor Area
 145.31 sq ft
 (13.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 87.50 sq m / 941.84 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a