



22 Parsonage Road, Horsham, RH12 4AN
£600,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 3 reception rooms
- Spacious and rarely available chalet bungalow
- Built in the 1930s
- Driveway for at least 4 vehicles
- Fantastic 122' garden
- First time to market in 40 years
- Scope to improve and enlarge
- Close to schools, walks, transport links and town centre

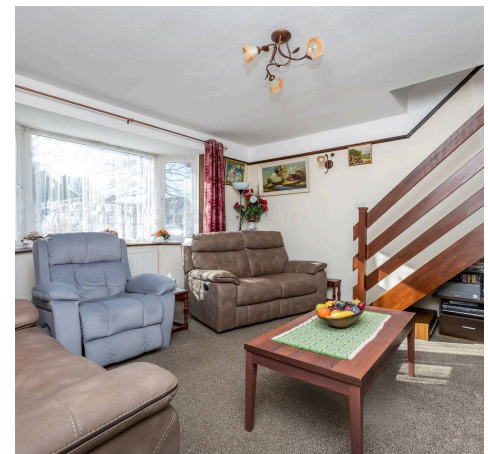
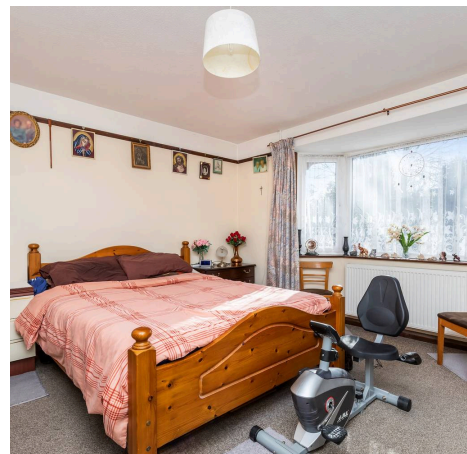
A rarely available and spacious 3 double bedroom, 3 reception room detached chalet bungalow, built in the 1930s and coming to the market for the first time in 40 years with 2 bath/shower rooms, driveway for 4 vehicles and superb 122' garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A rarely available and spacious 3 double bedroom, 3 reception room detached chalet bungalow, built in the 1930s and coming to the market for the first time in 40 years with 2 bath/shower rooms, driveway for 4 vehicles and superb 122' garden.

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

The accommodation comprises: entrance hallway, bay fronted sitting room with electric feature fire, separate dining room which leads into the garden room with study area, cloakroom and access into the rear garden.

From the hallway there is access into a generous bay fronted bedroom and refitted shower room.

The kitchen/breakfast room is fitted with a good selection of units, useful pantry and side access to a covered area.

From the sitting room stairs rise to the first floor with 2 good sized double bedrooms and family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located on the first floor).

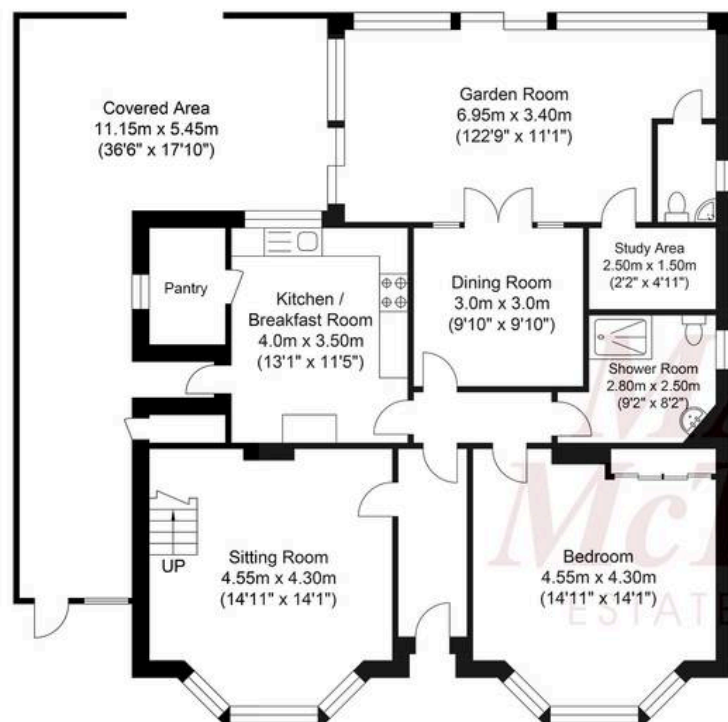
A driveway provides parking for at least 4 vehicles.

The 0.19 acre part walled rear garden is a particular feature of the property. The 122' x 43' rear garden is predominantly lawned with well stocked borders and expansive newly laid Sandstone patio with lighting and water feature.

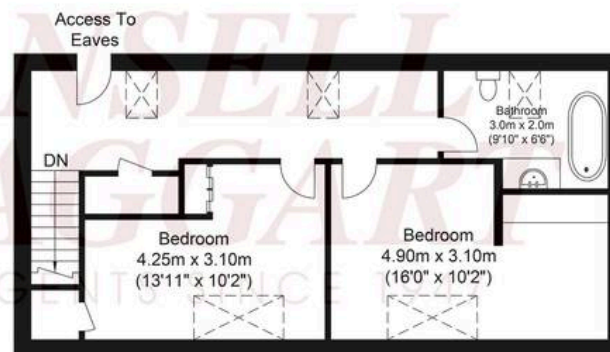
Toward the end of the plot there are 2 greenhouses, timber framed store and brick built workshop.

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.

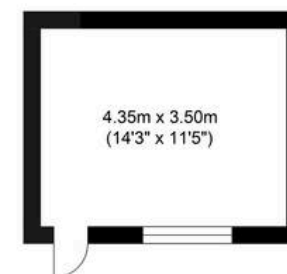




Ground Floor
Approximate Floor Area
1086.94 sq ft
(100.98 sq m)



First Floor
Approximate Floor Area
521.40 sq ft
(48.44 sq m)



Workshop
Approximate Floor Area
163.93 sq ft
(15.23 sq m)

Approximate Gross Internal Area (Excluding Covered Area / Workshop) = 149.42 sq m / 1608.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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