



10 Leith View Road, Horsham, RH12 4EA

Guide Price £375,000 – £400,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- 2 reception rooms
- End of terrace house built in the 1950s
- Driveway for 2 vehicles
- South facing garden and studio
- Vendor suited
- Potential to enlarge
- Tree-lined residential road
- Close to schools, shops, walks and transport links

A well presented and conveniently located 3 bedroom, 2 reception room end of terrace house, built in the 1950s with driveway for 2 vehicles, studio/office and south facing garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A well presented and conveniently located 3 bedroom, 2 reception room end of terrace house, built in the 1950s with driveway for 2 vehicles, studio/office and south facing garden.

The property is situated on a tree-lined road, within easy access of excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway with door into sitting room and inner hallway with access into the bathroom and useful utility cupboard.

The kitchen is fitted with an attractive range of units, Oak work surfaces, space for appliances and leads into the conservatory.

On the first floor there is a part boarded loft.

The principal bedroom is equipped with an en suite shower room and 2 well proportioned bedrooms (1 double and 1 single) complete the first floor accommodation.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the utility cupboard).

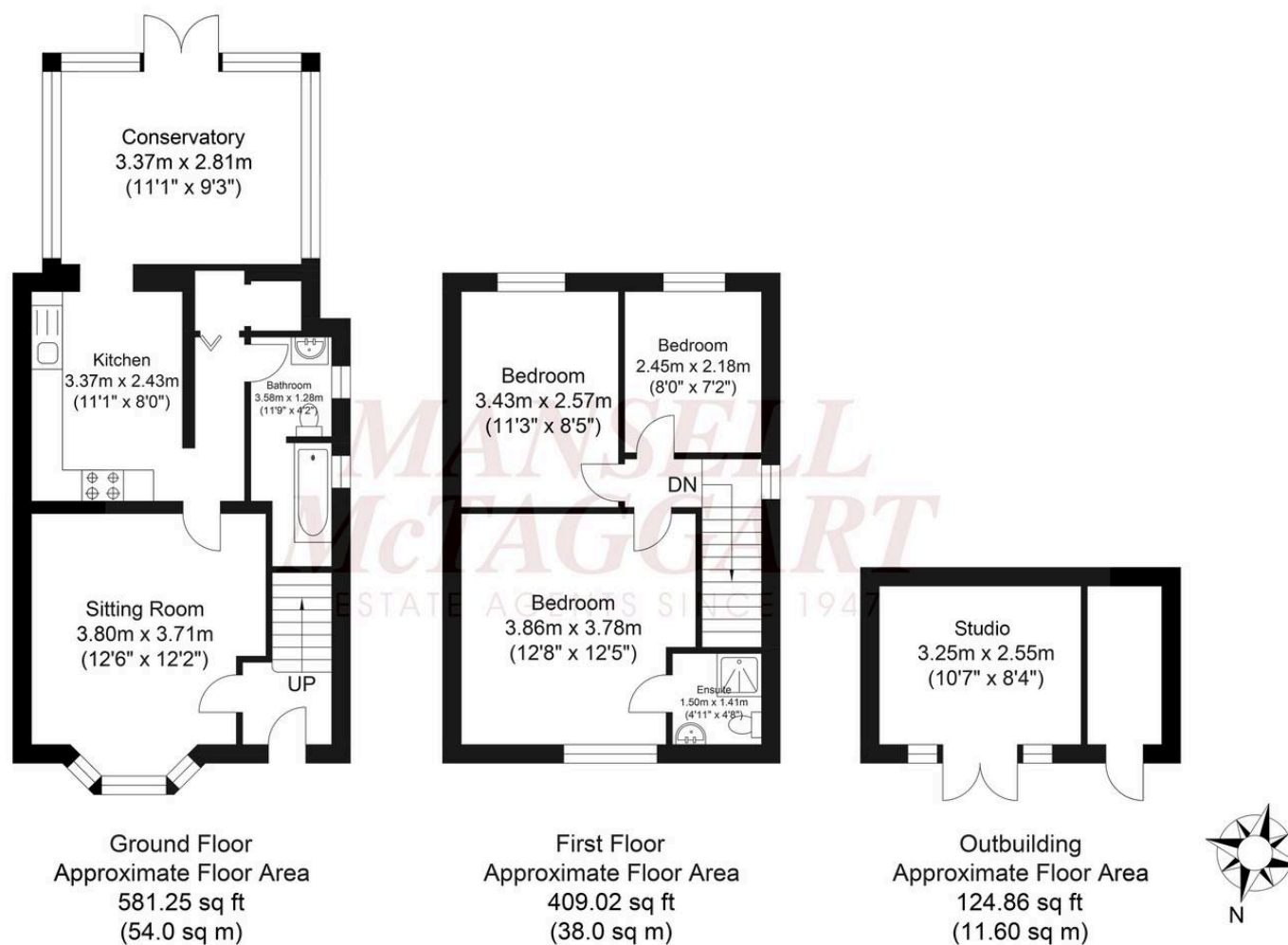
A driveway provides parking for 2 vehicles.

The 50' x 20' south facing garden is ideal for entertaining and is lawned with borders and side access.

The 124 sq ft studio/office with power and attached storage is 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.





Approximate Gross Internal Area (Excluding Outbuilding) = 92.0 sq m / 990.27 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