



12 Sorrell Road, Horsham, RH12 5FL

Guide Price £425,000 – £450,000

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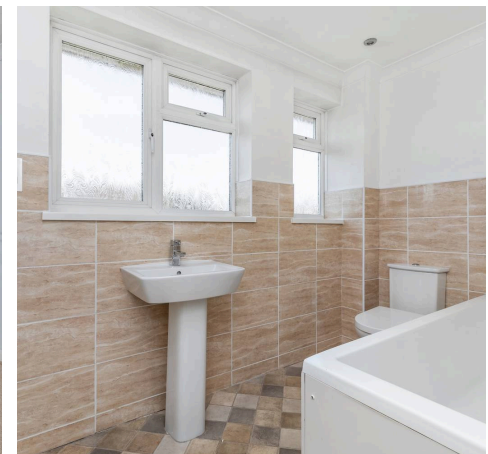
- 3 double sized bedrooms
- 2 reception rooms
- Semi detached house of 1,075 sq ft built in the 1970s
- Scope for improvement
- Driveway for 2 vehicles and garage
- No onward chain
- South facing garden
- Popular development close to schools, transport links, shops and town centre
- Opportunity to enlarge and convert garage

A well presented 3 double bedroom, 2 reception room semi detached house of 1,075 sq ft with driveway for 2 vehicles, garage, south facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





A well located 3 double bedroom, 2 reception room semi detached house of 1,075 sq ft with driveway for 2 vehicles, garage, south facing garden and no onward chain.

The property is situated on a popular development, within striking distance of excellent schools, major transport links, shopping facilities and the town centre.

The accommodation comprises: entrance hallway with access into the garage, sitting/dining room and conservatory.

The kitchen is fitted with an attractive range of cream units and integrated appliances.

From the hallway a staircase rises to the first floor with 3 double bedrooms and bath/shower room.

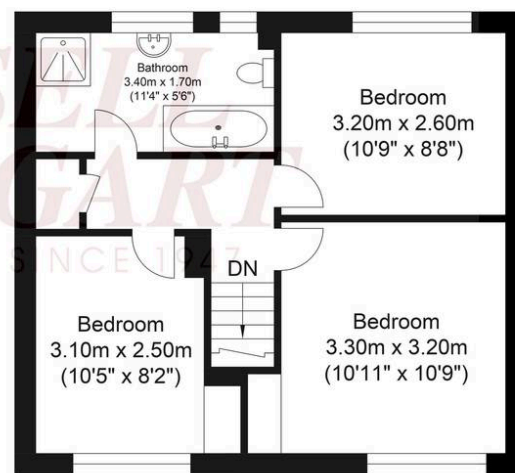
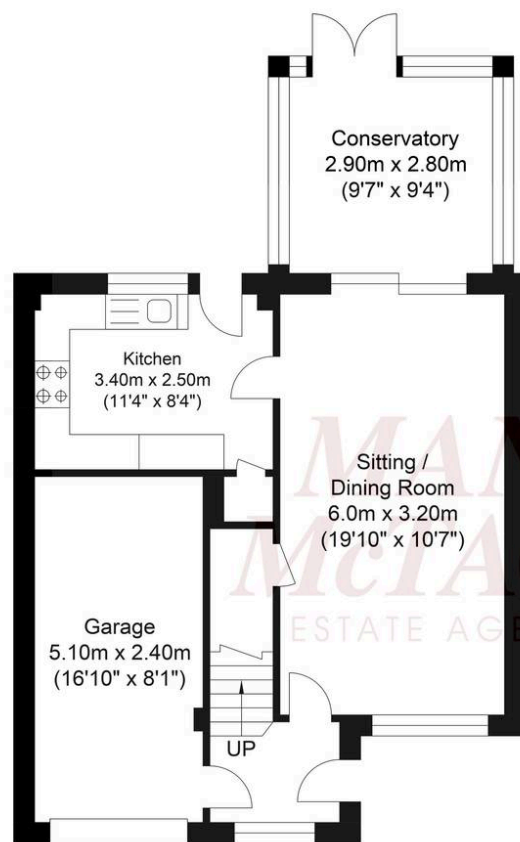
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen).

A driveway provides parking for 2 vehicles which could be widened, if required. The integral garage offers potential to convert.

The 40' x 27' south facing garden is predominantly lawned with borders and a patio adjoins the rear of the property.

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
642.60 sq ft
(59.70 sq m)

First Floor
Approximate Floor Area
432.70 sq ft
(40.20 sq m)

Approximate Gross Internal Area (Including Garage) = 99.90 sq m / 1075.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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