

190 Cook Road, Horsham, RH12 5GH

Guide Price £400,000

MANSELL McTAGGART
Trusted since 1947

- 3 bedrooms - 2 large doubles and 1 single
- Solidly built mid terraced house - 1950s
- Driveway for 1 vehicle and 22'11 x 8' garage with power
- No onward chain
- Pretty garden with vegetable plot and fruit trees
- Modern kitchen and shower room
- Scope to enlarge to rear and convert garage
- Conveniently located development close to walks, major transport links and the town centre
- Excellent school catchment

A conveniently located 3 bedroom mid terraced house, built in the 1950s with driveway, garage, delightful garden and no onward chain.

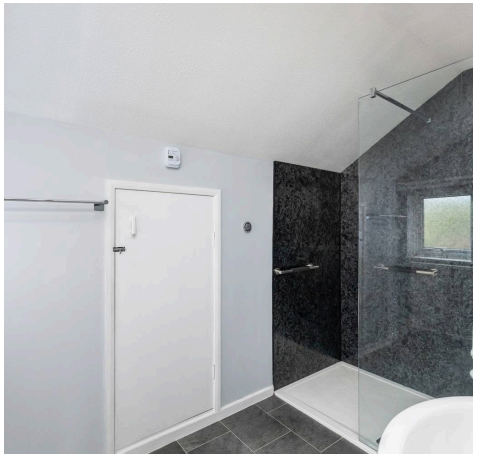
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C











A conveniently located 3 bedroom mid terraced house, built in the 1950s with driveway, 22'11 × 8' garage, delightful garden and no onward chain.

The property is situated on a popular development, within easy access of highly regarded schools, major transport links, country walks and the town centre.

The accommodation comprises: entrance hallway large enough for coats, shoes and pushchairs, cloakroom and well proportioned sitting room with sliding doors onto the garden.

The kitchen/dining room is fitted with an attractive range of gloss units, space for washing machine and fridge/freezer and integrated Bosch & Neff appliances that include hob, extractor and double oven.

From the hallway a staircase rises to the first floor with access into the loft with pull-down ladder. There are 2 large double bedrooms, 1 single bedroom and modern shower room with useful walk-in storage area.

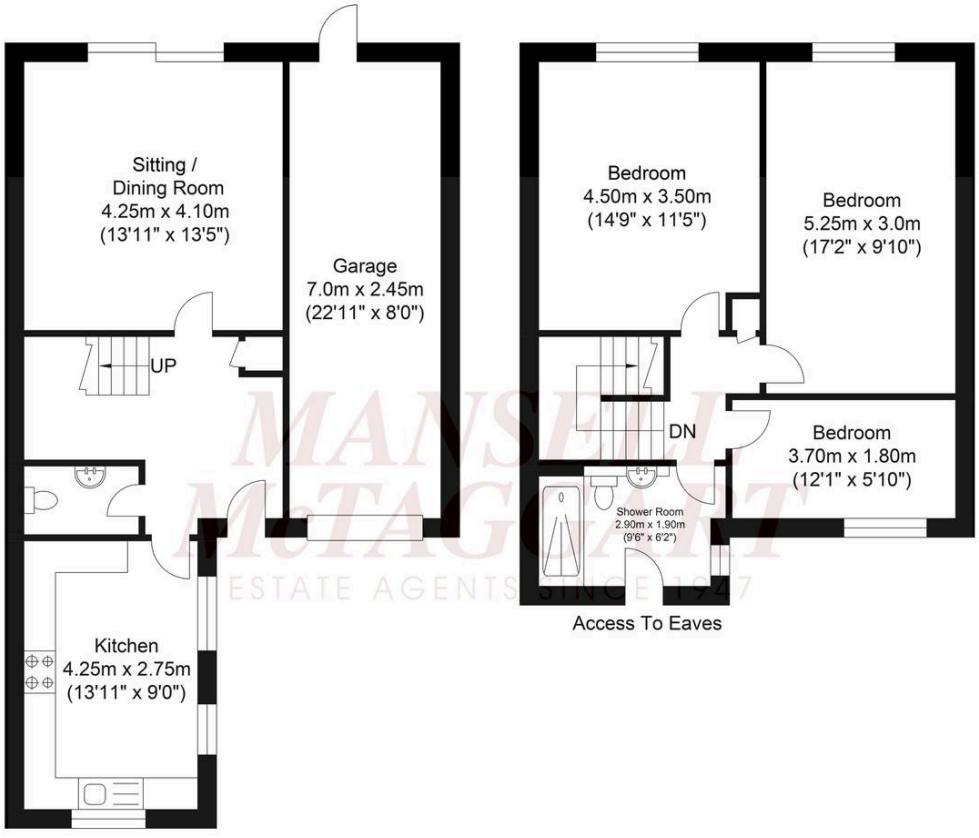
Benefits include double glazed windows and gas fired central heating to radiators (Vaillant boiler located off shower room).

A driveway provides parking for 1 vehicle, leading to the 22'11 × 8' garage with power electric up and over door. There is an opportunity to convert this into a further reception room or bedroom similar to nearby properties.

The 39' x 23' east facing garden is a particular feature and is lawned with a vegetable plot and fruit trees (plum and apple) and greenhouse. A courtesy door leads into the garage and the timber framed shed offers ample storage for tools and garden furniture.

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
455.31 sq ft
(42.30 sq m)

First Floor
Approximate Floor Area
544.86 sq ft
(50.62 sq m)

Approximate Gross Internal Area (Excluding Garage) = 92.92 sq m / 1000.18 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