



6 Rook Way, Horsham, RH12 5FR
£525,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 well proportioned bedrooms - 3 doubles and 1 single
- 2 reception rooms
- Well presented detached house built in the 1980s
- Optional downstairs bedroom
- Driveway for 2 vehicles
- Garden with privacy
- Fantastic office/studio with power
- Popular development close to railway station, schools, walks and shops

A versatile 4 bedroom, 2 reception room detached house, built in the 1980s with driveway for 2 vehicles, private garden and studio/office with power.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





A versatile 4 bedroom, 2 reception room detached house, built in the 1980s with optional downstairs bedroom, driveway for 2 vehicles, private garden and studio/office with power.

The property is situated on this popular development, within a short walk of the railway station and close to highly regarded schools, shopping facilities and country walks.

The accommodation comprises: entrance hallway, cloakroom, sitting room and separate dining room with door onto the garden.

The kitchen/breakfast room is fitted with an attractive range of units, space for appliances and doors onto the garden.

A useful utility area leads into the store room and a double bedroom or additional reception room (formerly the garage).

A staircase from the hallway rises to the first floor with access into the principal bedroom with fitted wardrobes, 2 further good sized bedrooms (1 double and 1 single) and bath/shower room.

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

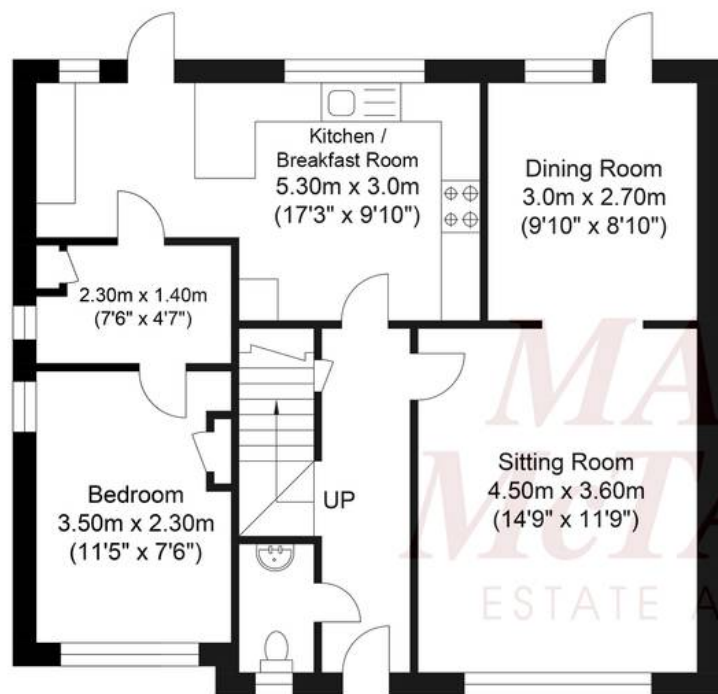
A driveway provides parking for 2 vehicles.

The 36' x 33' rear garden is predominantly lawned with substantial paved patio, timber framed shed and side access.

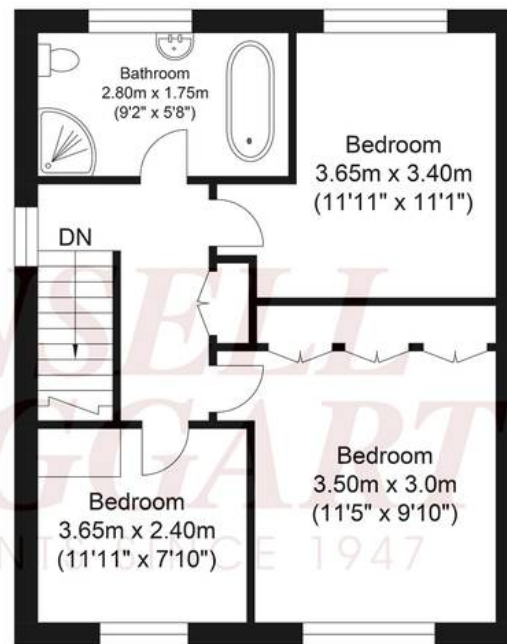
A studio/office with power and internet is ideal for those working in a hybrid manner or require a gym.

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.

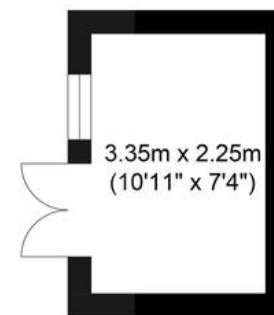




Ground Floor
Approximate Floor Area
686.30 sq ft
(63.76 sq m)



First Floor
Approximate Floor Area
483.29 sq ft
(44.90 sq m)



Outbuilding
Approximate Floor Area
81.15 sq ft
(7.54 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 108.66 sq m / 1169.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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