



28 Manor Road, Horsham, RH12 4ED

Offers in excess of **£400,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Greatly improved end of terrace house
- Built in the 1950s
- 45' x 24' driveway
- 64' x 31' corner plot garden
- Scope to convert the loft and extend to side and rear
- Close to schools, transport links, shops and walks
- Vendor suited

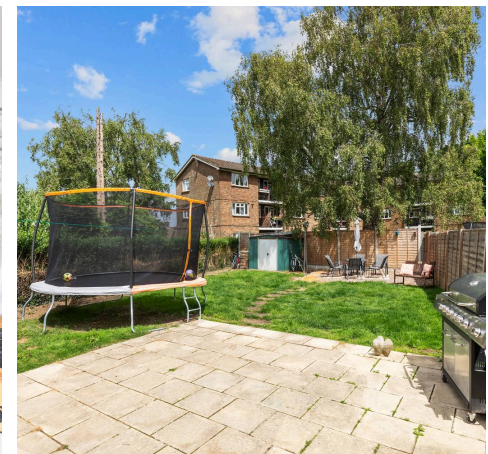
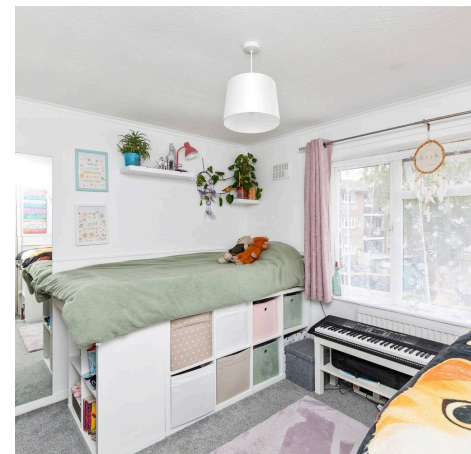
A well presented and good sized 3 bedroom end of terrace house, built in the 1950s, offering potential to enlarge with driveway for 4/5 large vehicles and 64' x 31' corner plot garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

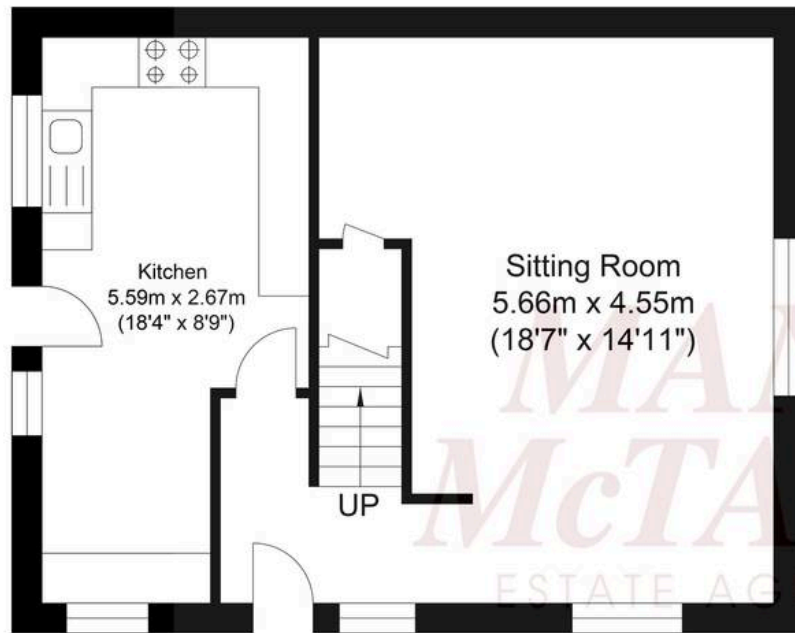




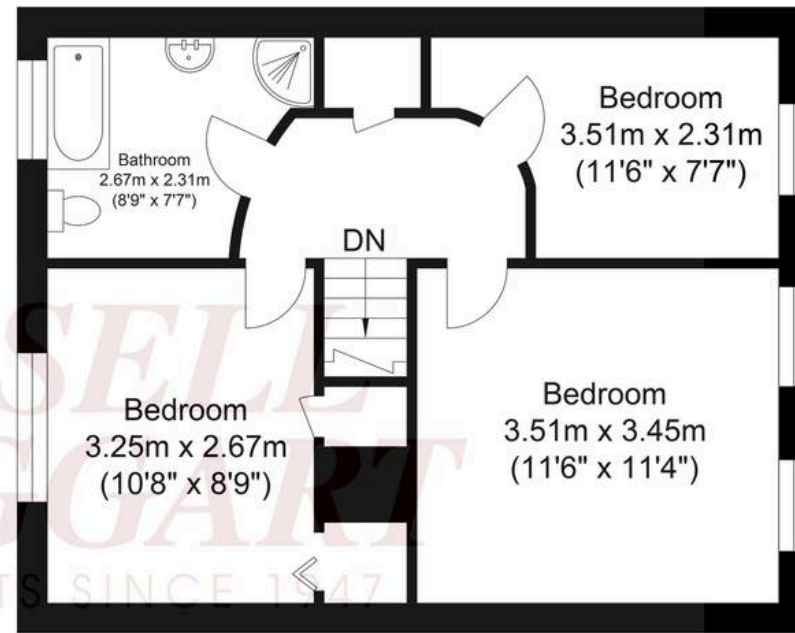
A well presented and good sized 3 bedroom end of terrace house, built in the 1950s, offering potential to enlarge with driveway for 4/5 large vehicles and 64' x 31' corner plot garden. The property is situated on a popular and well located residential road, close to excellent schools, major transport links, shopping facilities and country walks. The accommodation comprises: entrance hallway, sitting/dining room and kitchen fitted with a good selection of units and door onto rear garden. On the first floor there is access into the loft which lends itself for conversion into an additional bedroom, if required. There are 3 well proportioned bedrooms (2 doubles & 1 single) and re-modelled bath/shower room. Benefits include double glazed windows, some new internal doors and gas fired central heating to radiators (combination boiler located in the kitchen). A 45' x 24' (maximum measurement) driveway provides parking for at least 4-5 vehicles. The family sized 64' x 31' corner plot garden is predominantly lawned with paved patio and size access.

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
451.54 sq ft
(41.95 sq m)



First Floor
Approximate Floor Area
451.54 sq ft
(41.95 sq m)



Approximate Gross Internal Area = 83.90 sq m / 903.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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