



11 Eastcroft Mews, Horsham, RH12 1UT

Guide Price **£375,000 – £400,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Mid terraced house
- Garage
- Well presented and popular development
- Private garden
- No onward chain
- Ample parking
- Close to schools, transport links, walks and town centre

A well presented and conveniently located 3 bedroom mid terraced house, built in the 1980s with private garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

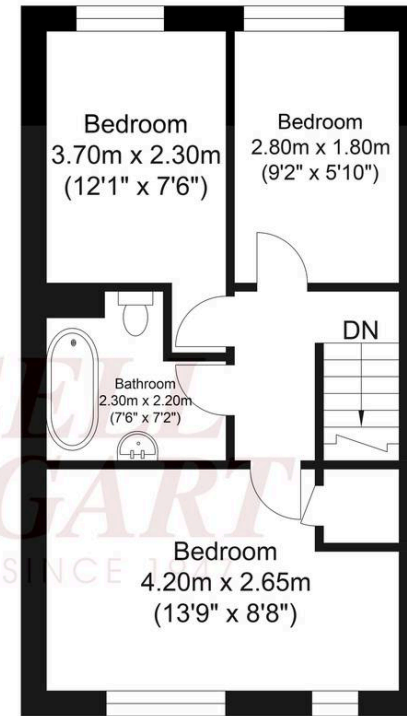
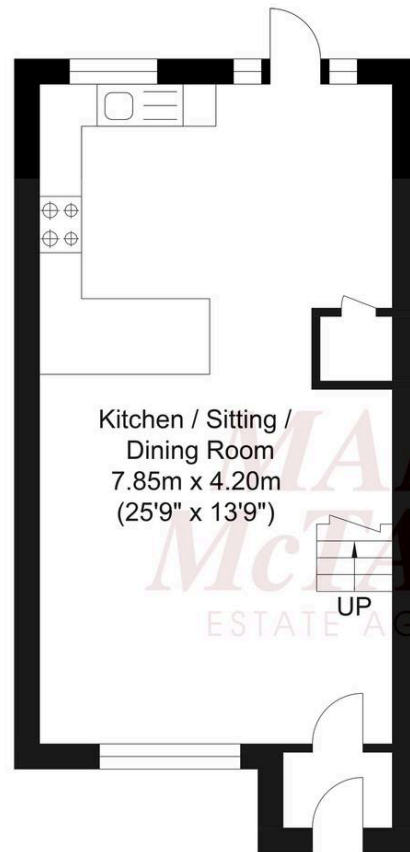




A well presented and conveniently located 3 bedroom mid terraced house, built in the 1980s with private garden and no onward chain. The property forms part of a popular development, close to excellent schools, major transport links, country walks and the town centre. The accommodation comprises: entrance hallway, sitting room which is open plan to the kitchen/dining room fitted with an attractive range of units, integrated appliances, breakfast bar, under stairs storage and door to garden. Upstairs there are 3 well proportioned bedrooms and bathroom. Benefits include new carpeting, double glazed windows and gas fired central heating to radiators (newly serviced Worcester Bosch boiler located in the kitchen). The 36' x 13' rear garden offers an excellent degree of privacy and is lawned with established border, paved patio and rear access. There is ample parking to the front of the property and garage located nearby.

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
368.87 sq ft
(34.27 sq m)

First Floor
Approximate Floor Area
354.88 sq ft
(32.97 sq m)

Approximate Gross Internal Area = 67.24 sq m / 723.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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