



1 Trafalgar Road, Horsham, RH12 2QD

Guide Price £385,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 well proportioned bedrooms
- 2 reception rooms
- 3 storey end of terrace house
- West facing garden
- Superbly refurbished
- Studio with power and water
- Close to excellent schools, major transport links, town centre and Horsham park
- Victorian

A superbly refurbished and good sized 2 bedroom, 2 reception room, Victorian 3 storey end of terrace house with west facing garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

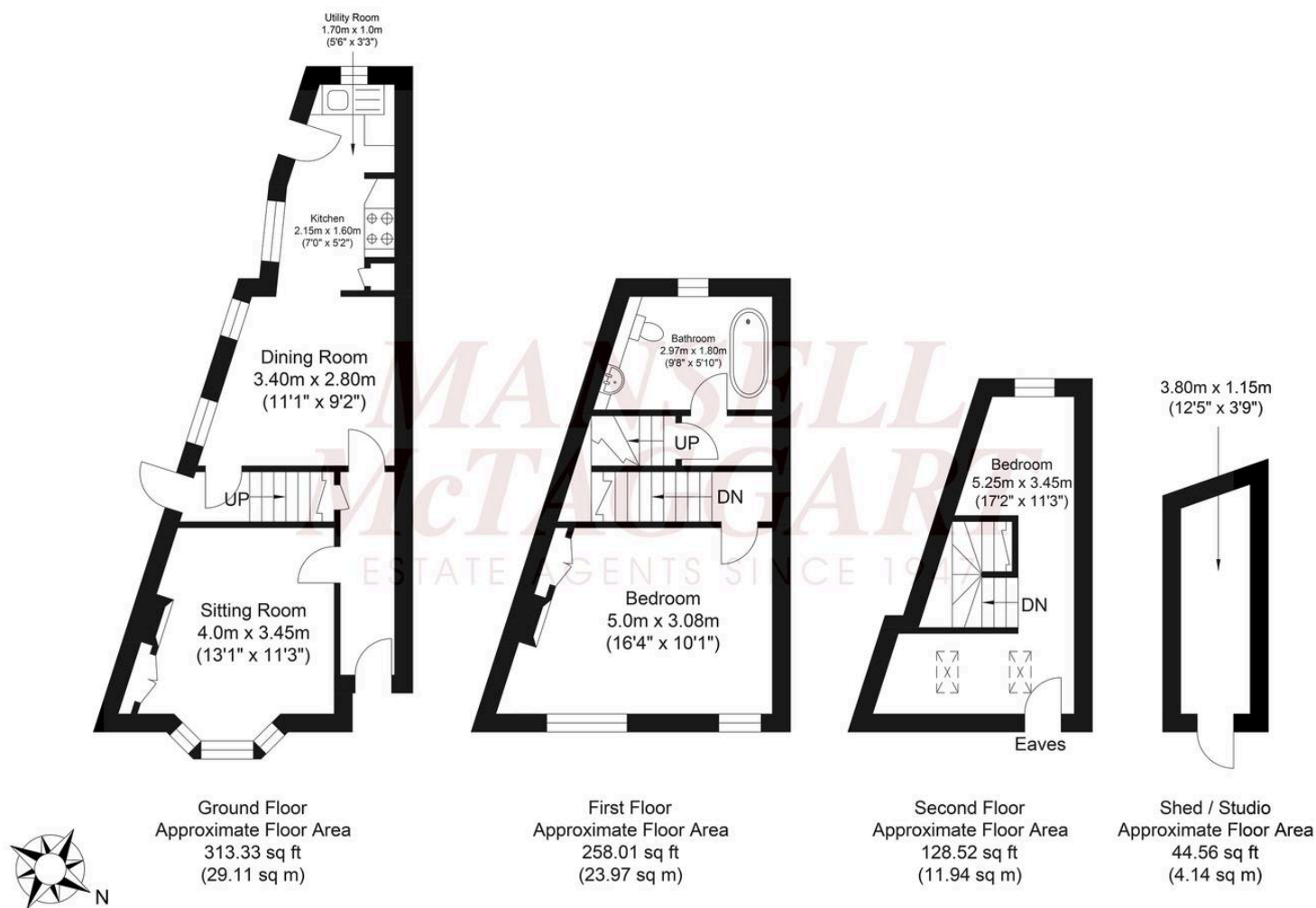




GUIDE PRICE: £385,000 – £400,000. A superbly refurbished and good sized 2 bedroom, 2 reception room, Victorian 3 storey end of terrace house with west facing garden. The property is situated on the desirable west side of town, within a short walk of the railway station, excellent schools, Horsham park and the town centre. The accommodation comprises: entrance hallway, bay fronted sitting room with bespoke cabinetry and fireplace, dining room and kitchen refitted with an attractive range of units, Quartz work surfaces, integrated appliances which include fridge, oven, induction hob and wine cooler, utility area and stable door to garden. On the first floor there is a principal bedroom with feature fireplace, fitted wardrobes, and re-modelled bathroom with marble tops. On the second floor there is a guest bedroom with ample eaves storage and pleasant outlook. Benefits include double glazed Sash windows, re-plastered, re-decorated, re-wired, hand-made shutters, new Karndean, porcelain and Oak flooring, re-carpeted, newly installed gas fired central heating system to radiators (Vaillant boiler located in bedroom 1). The 36' part walled west facing garden is predominately laid to a composite deck with timber framed shed/studio with power and water, and side 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.





Approximate Gross Internal Area (Excluding Shed / Studio) = 65.02 sq m / 699.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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