



46 Hill Mead, Horsham, RH12 2PU

In Excess of £525,000

**MANSELL  
McTAGGART**  
Trusted since 1947



- 3 well proportioned bedrooms
- 2 reception rooms
- Well located semi detached house
- Greatly improved by current sellers
- 127' rear garden
- Driveway for 4 vehicles plus garage with workshop
- 327 sq ft timber framed studio and store room with scope for an annex, office or gym
- No onward chain
- Scope to enlarge to rear over single storey extension and into loft
- Close to schools, transport links, town centre and walks

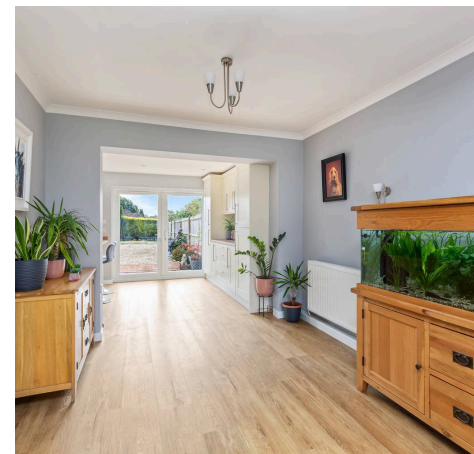
A greatly improved 3 bedroom, 2 reception room semi detached house, built in the 1950s with kitchen/dining room, driveway for 4 vehicles, garage, workshop, timber framed studio, 127' garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







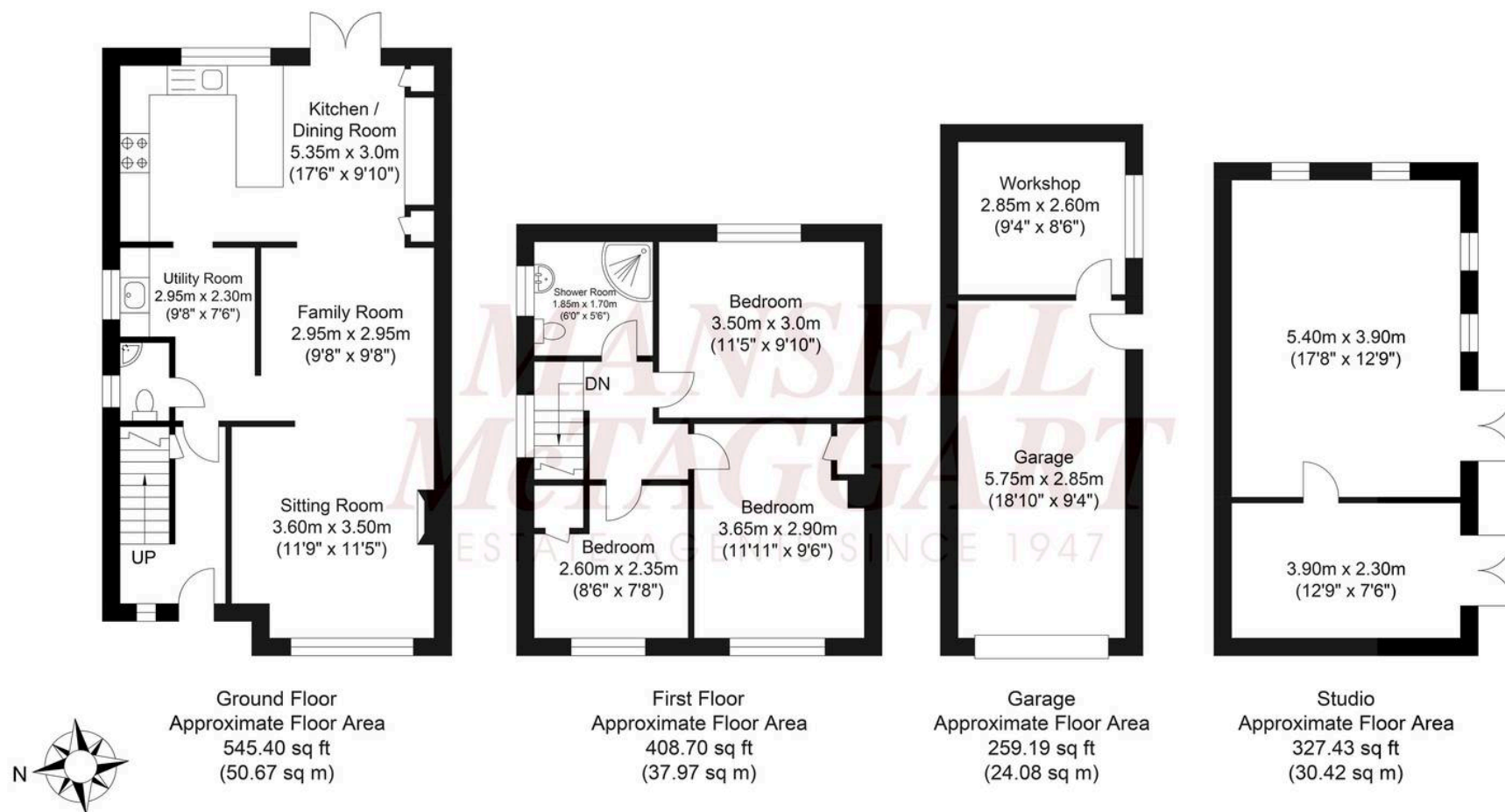
A greatly improved 3 bedroom, 2 reception room semi detached house, built in the 1950s with kitchen/dining room, driveway for 4 vehicles, garage/workshop, timber framed studio, 127' garden and no onward chain. The property is situated on the popular west side of Horsham, within easy reach of excellent schools, major transport links, town centre and beautiful walks. The accommodation comprises: entrance hallway, sitting room with fireplace and family room. The 17'6 x 9'10 kitchen/dining room has been skilfully refitted with an attractive range of units, integrated appliances, breakfast bar for 4 and French doors onto the garden. Off the kitchen/dining room there is a useful utility room with Oak work surfaces and cloakroom. On the first floor there is access into the loft which lends itself for conversion into an en suite bedroom if required. There are 3 well proportioned bedrooms (2 doubles & 1 single) and modern shower room. Benefits include mainly new double glazed windows, Karndean flooring, replacement consumer unit and new gas fired central heating system to radiators (combination boiler located in the kitchen). A driveway provides parking for 4 vehicles, leading to the 18'10 x 9'4 garage with power and attached 9'4 x 8'6 workshop which lends itself to many uses. The 127' x 35' east facing garden is a particular feature of the property and is thought as one of the largest on the road. The garden offers potential to landscape and could make a fantastic space for a growing family or keen gardeners. The rear section of garden with irrigation system is prime for a vegetable plot. Finally there is a 17'8 x 12'9 studio and 12'9 x 7'6 store room with power which could be converted into an annex, gym, playroom or office with some investment.



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.







**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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