



**1 Ashleigh Road, Horsham, RH12 2LE**

Guide Price **£925,000 – £950,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 5 great sized bedrooms
- 4 reception rooms
- Superbly positioned detached house built in the 1980s
- Driveway for 4 vehicles
- Private and established south west facing garden
- Potential self contained annex with separate access
- Extremely popular and centrally located residential road
- No onward chain
- Striking distance of excellent schools, town centre, transport links and Horsham park

A versatile and superbly located 5 bedroom, 4 reception room, 3 bath/shower room detached house, built in the 1980s with driveway for 4 vehicles, south west facing garden, potential self contained annex and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



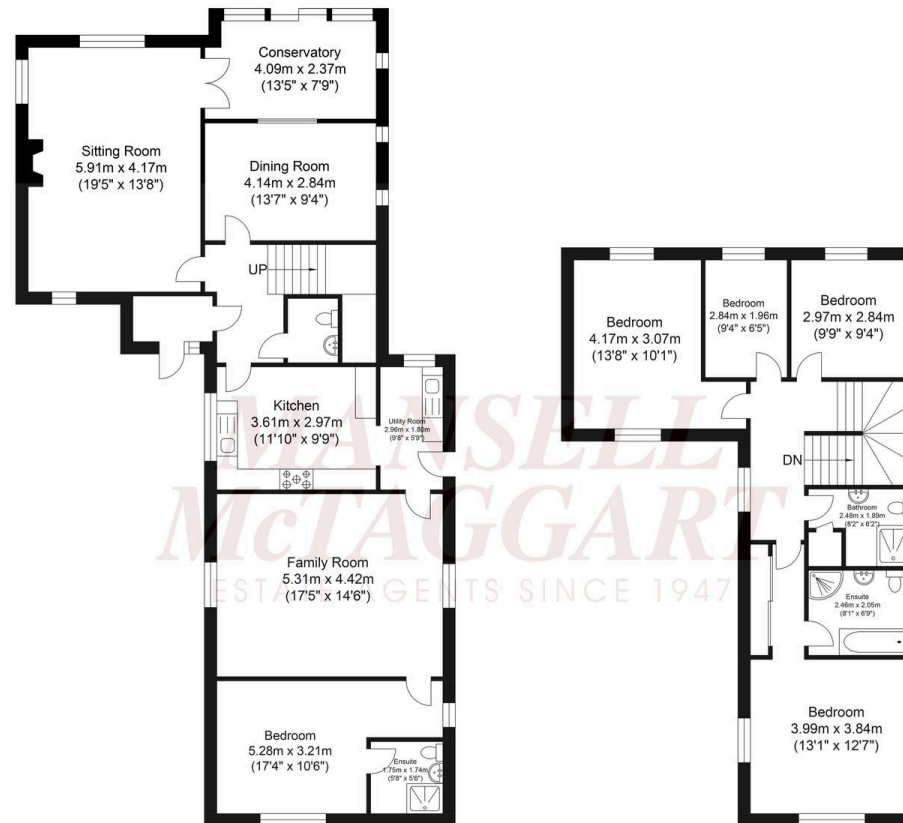


A versatile and superbly located 5 bedroom, 4 reception room, 3 bath/shower room detached house, built in the 1980s with driveway for 4 vehicles, south west facing garden, potential self-contained annex and no onward chain. The property is situated on a popular and centrally located residential road, close to excellent schools, major transport links, Horsham Park and the town centre. The accommodation comprises: entrance porch, hallway with storage, cloakroom, great sized sitting room with feature gas fire, dining room and conservatory which has been re-roofed and provides access to the glorious garden. The kitchen is fitted with an attractive range of units, integrated appliances, granite work surfaces and a useful utility room with rear access. Off the utility room there is a large family room, double sized guest bedroom and modern en suite shower room. There is an opportunity to transform the utility room into a kitchen and divide this entire section into a self-contained annex with separate access. On the first floor there is a double aspect principal bedroom with ample fitted storage and en suite bath/shower room. There are 3 generous sized bedrooms (2 doubles and 1 single) and a shower room. Benefits include some new double glazed windows to the ground floor, new porch doors, newly installed front and back doors, and gas fired central heating to radiators (Vaillant boiler located in the downstairs shower room).

A driveway provides parking for at least 4 vehicles. The 78' wide x 45' deep (maximum measurement) part-walled south west facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is lawned with established borders, fruit trees, sandstone patio, pretty seating area with pergola which is ideal for entertaining, 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.





Ground Floor  
 Approximate Floor Area  
 1251.84 sq ft  
 (116.30 sq m)

First Floor  
 Approximate Floor Area  
 724.41 sq ft  
 (67.30 sq m)

Approximate Gross Internal Area = 183.60 sq m / 1976.25 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

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