



8 Skylark View, Horsham, RH12 5EA

Guide Price **£290,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- Rarely available 1 bedroom mid terraced house
- Built in the 1990s
- Immaculately presented throughout
- Stunning south facing garden
- 2 allocated parking spaces
- Potential to enlarge if required
- Popular development
- Close to shops, walks and transport links
- Ideal first time purchase

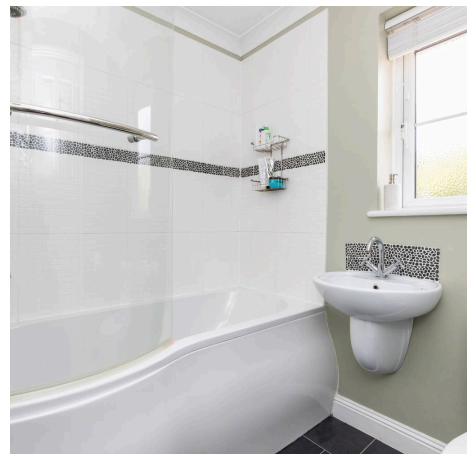
A beautifully presented and greatly improved 1 double bedroom mid terraced house, built in the 1990s with 2 allocated parking spaces and superb south facing garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

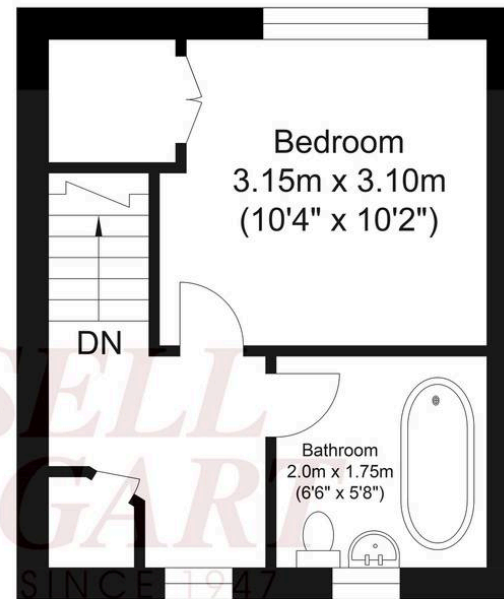
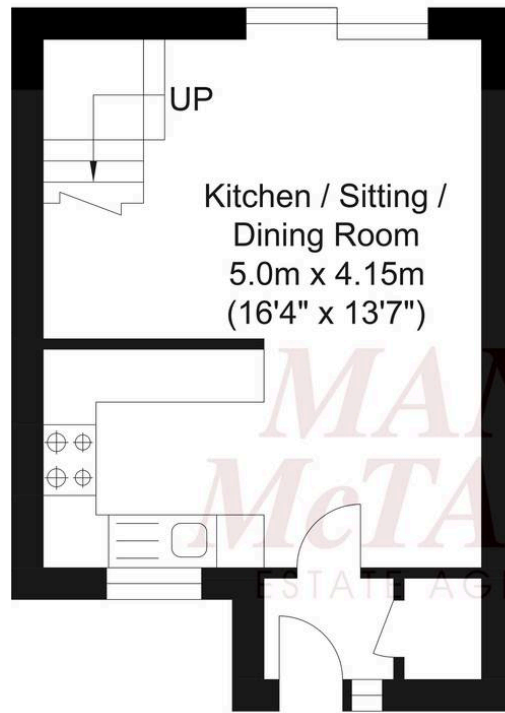




A beautifully presented and greatly improved 1 double bedroom mid terraced house, built in the 1990s with 2 allocated parking spaces and superb south facing garden. The property is situated on a popular development, within striking distance of major transport links, shopping facilities and an array of country walks. The accommodation comprises: entrance porch with storage cupboard and space for freezer, sitting/dining room with sliding doors onto the garden and beautifully refitted kitchen with integrated appliances. On the first floor there is a study area and useful storage cupboard, principal bedroom with fitted wardrobes overlooking the garden and modern bathroom. Benefits include new carpeting, double glazed windows and gas fired central heating to radiators (Worcester Bosch combination boiler located in the kitchen). There are 2 allocated parking spaces to the front of the property. The 59' x 16' south facing garden has been skilfully landscaped and is predominantly lawned with well stocked borders, substantial paved patio, awning, timber framed shed and rear 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
246.81 sq ft
(22.93 sq m)

First Floor
Approximate Floor Area
223.35 sq ft
(20.75 sq m)

Approximate Gross Internal Area = 43.68 sq m / 470.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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