



**18 Braby Drive, Horsham, RH12 4TJ**

Guide Price **£625,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 4 good sized double bedrooms
- 3 storey semi detached house built in 2016 by Linden Homes
- Immaculately presented and turn key property
- South east facing corner plot garden
- Principal bedroom with en suite
- Driveway and garage with power and scope to convert
- Popular centrally located development
- Close to highly regarded schools, shopping facilities and major transport links

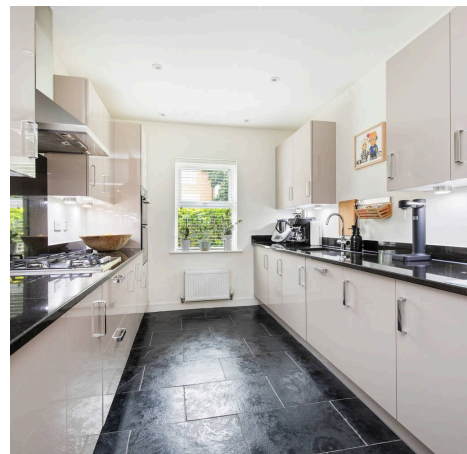
A extremely well presented and spacious 4 bedroom, 3 storey semi detached house, built in 2016 by Linden Homes with en suite, driveway, garage and south east facing corner plot garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A extremely well presented and spacious 4 bedroom, 3 storey semi detached house, built in 2016 by Linden Homes with en suite, driveway, garage and south east facing corner plot garden. The property forms part of this ever so popular development, close to excellent schools, major transport links and shopping facilities.

The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with bi-folding doors onto the south east facing garden and kitchen fitted with an attractive range of units, integrated appliances and Granite work surfaces.

On the first floor there is a well proportioned principal bedroom with en suite shower room and separate double sized room which is currently fitted with comprehensive fitted storage by John Lewis and are available for negotiation separate to the sale price.

On the second floor there are 2 great sized double sized bedrooms and family bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the garage) and new flooring to ground floor.

A driveway provides parking for 1 vehicle, leading to the 20'8 x 9'10 garage with power and ample storage. There is an opportunity subject to the necessary consents to convert this into an additional reception room or bedroom. A number of visitor spaces are located opposite.

The 42' x 36' south east facing corner plot garden is lawned with paved patio 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 Garage) = 156.75 sq m / 1687.24 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

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