



2 New Street, Horsham, RH13 5DU

Guide Price £300,000 – £310,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Victorian semi detached house
- No onward chain
- Private rear garden
- Ideal first time purchase
- Popular centrally located position
- Close to schools, transport links, walks and town centre
- Well presented accommodation

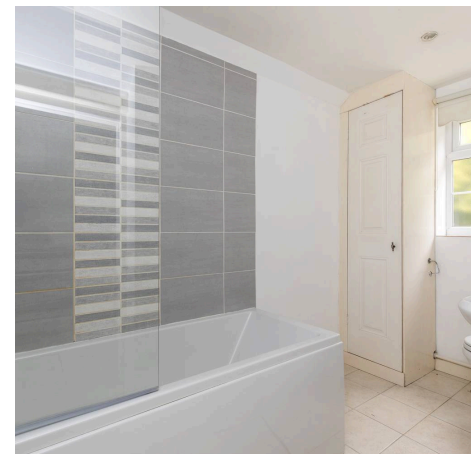
A charming and well located 2 double bedroom Victorian semi detached house with private garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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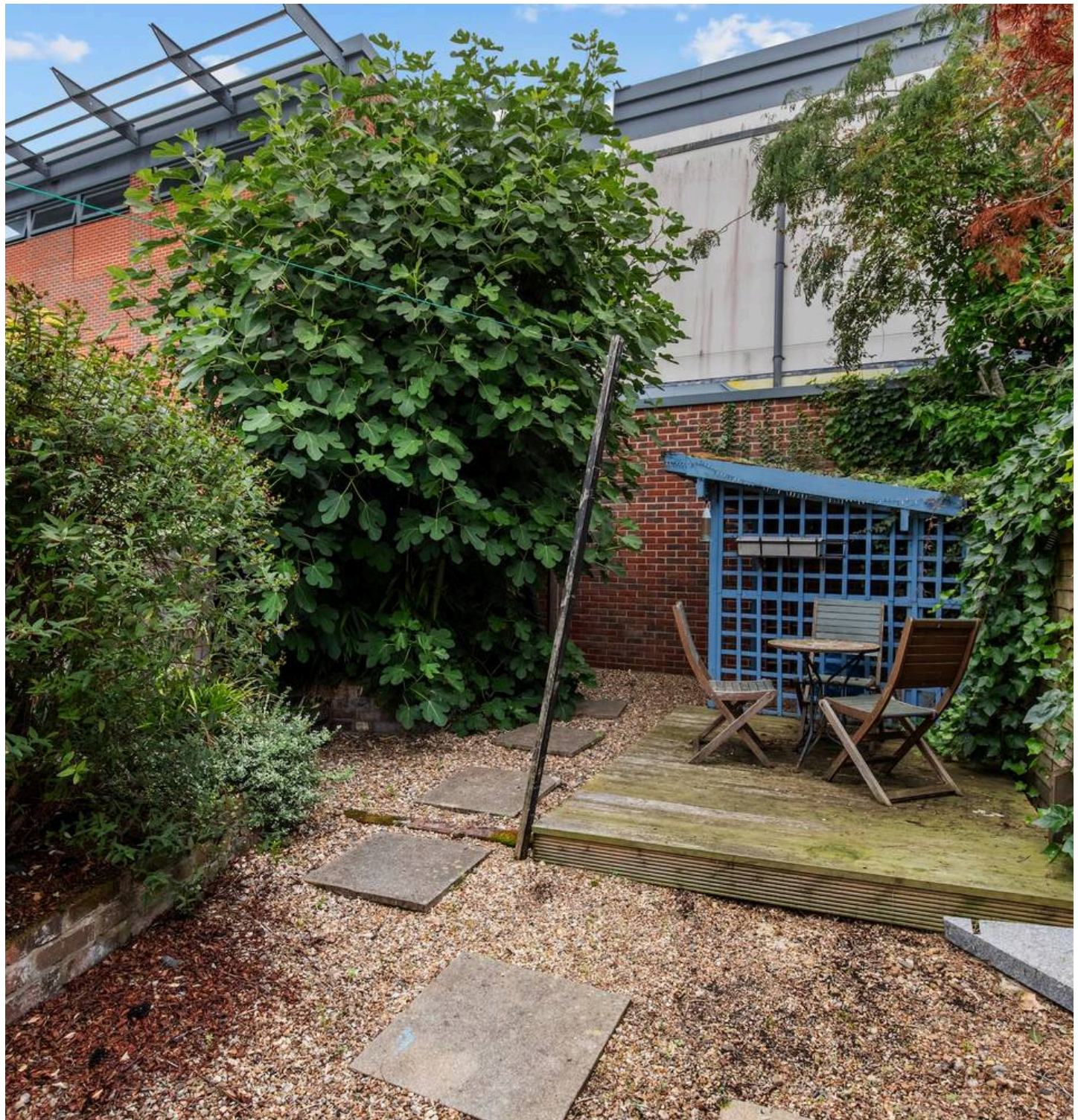
The property is situated on a popular residential road, within striking distance of excellent schools, major transport links, country walks and the town centre.

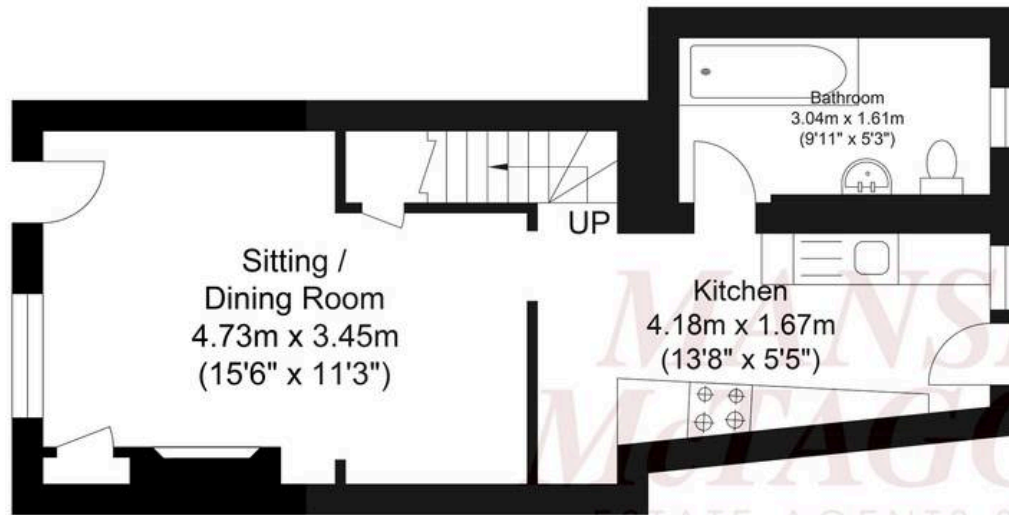
The accommodation comprises: sitting/dining room with wood burner and understairs storage with plumbing for washing machine and kitchen fitted with an attractive range of units, integrated appliances, space for fridge/freezer and door onto the garden. Off the kitchen there is a modern bathroom with airing cupboard. On the first floor there are 2 double sized bedrooms (bedroom 2 with fitted wardrobe).

Benefits include wooden flooring, double glazed windows and gas fired central heating to radiators (Vaillant combination boiler located in the bathroom).

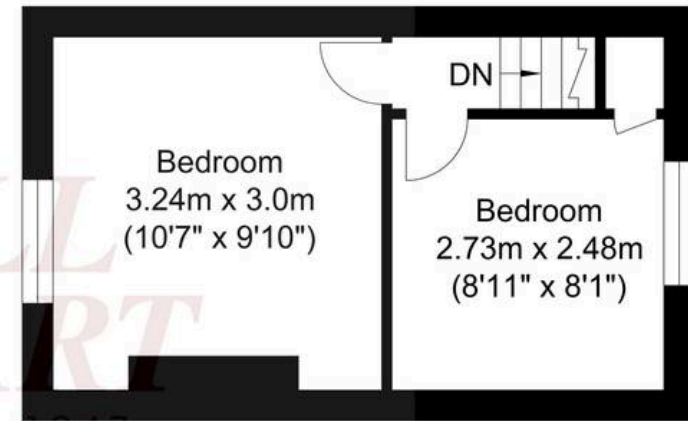
The 23' x 16' east facing garden offers an excellent degree of privacy and is ideal for entertaining. The garden is gravelled with stocker shrub border, brick built store, raised decked seating, covered area and gate which provides access through 4 New Street. There is on street permitted parking which is available through Horsham District Council and a public pay and display car park is located directly opposite.

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
351.01 sq ft
(32.61 sq m)



First Floor
Approximate Floor Area
221.52 sq ft
(20.58 sq m)



Approximate Gross Internal Area = 53.19 sq m / 572.53 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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