



28 Moat Road, Horsham, RH12 6AT

In Excess of £495,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 4 good sized bedrooms
- Flexible 3 storey semi detached house
- 2 en suite bedrooms
- Built in 2023 by Cala Homes
- Driveway for 2 vehicles with EV charge point and garage with power
- No onward chain
- Close to the highly regarded Bohunt School
- Private garden
- Close to transport links, walks and Horsham town centre

A spacious 4 bedroom, 3 storey semi detached house, built in 2023 with study/family room, 2 en suites, driveway for 2 vehicles, garage, private garden and no onward chain

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A spacious 4 bedroom, 3 storey semi detached house, built in 2023 with study/family room, 2 en suites, driveway for 2 vehicles, garage, private garden and no onward chain. The property forms part of this popular development within easy reach of excellent schools, major transport link, country walks and Horsham town centre.

The accommodation comprises: entrance hallway with storage, cloakroom, sitting room with double doors onto the garden and kitchen/dining room fitted with an attractive range of units, stone works surfaces and integrated appliances that includes double oven, induction hob, extractor, dishwasher, washer/dryer and fridge freezer.

On the first floor there is a principal bedroom with fitted wardrobes and en suite shower room. There are 2 further good sized bedrooms and family bathroom.

On the second floor there is a double sized guest bedroom with en suite shower room and study/family room.

Benefits include fibre-optic broadband, double glazed windows, gas fired central heating to radiators (boiler located in the kitchen/dining room), megaflo water system, zoned heating, remainder of new build guarantee and Karndean flooring.

A driveway with EV charge point provides parking for 2 vehicles, leading to the garage with power, ample storage and opportunity to convert into a gym or office.

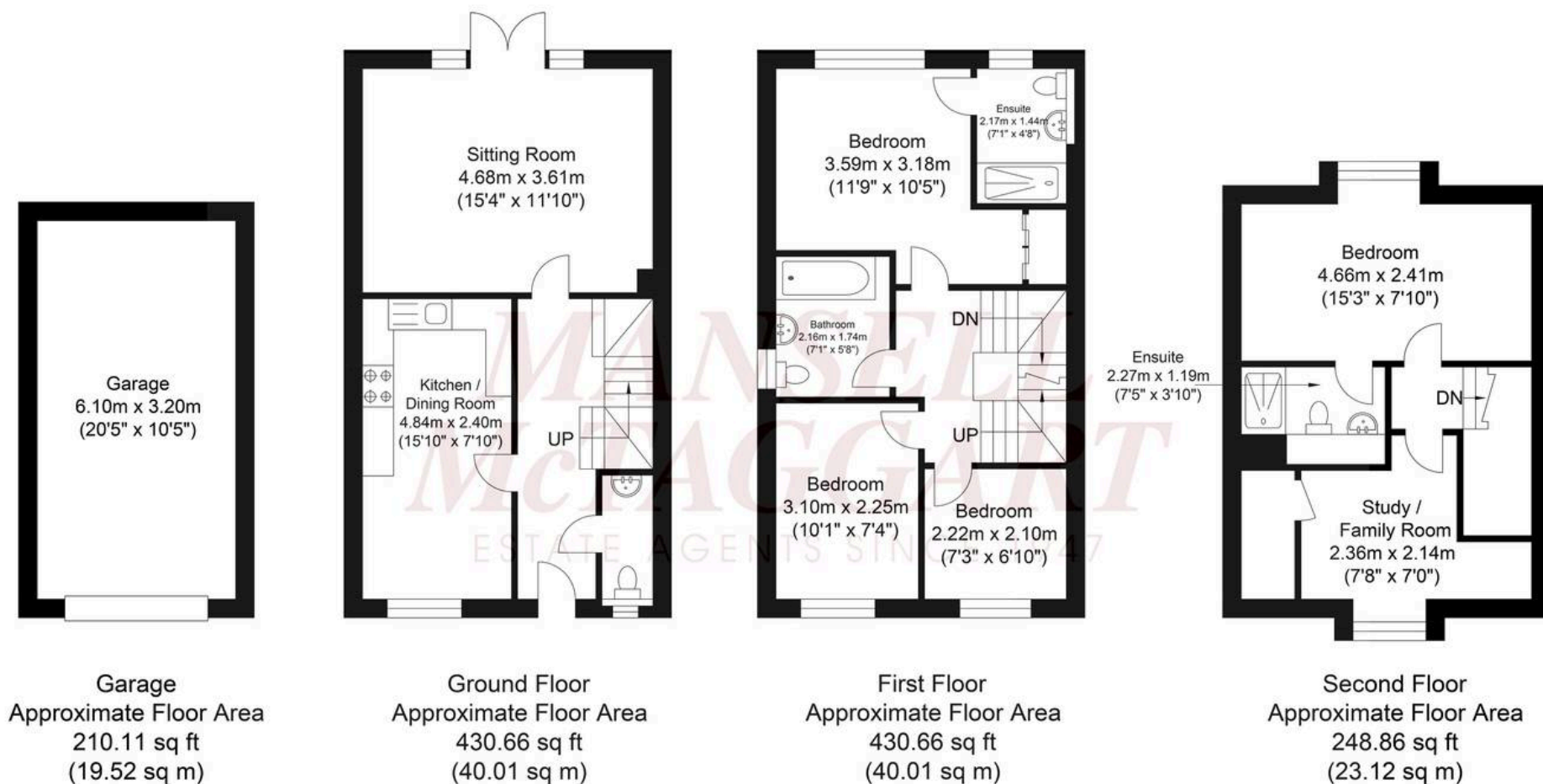
The 46' x 26' rear garden is lawned with paved patio and side access.



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) = 103.14 sq m / 1110.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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