



12 Peary Close, Horsham, RH12 5GD

Guide Price **£465,000 - £475,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 large double bedrooms
- Fantastic mid terraced house
- Beautifully presented and flexible accommodation throughout
- South east landscaped garden which ideal for entertaining
- 2 bath/shower rooms
- Scope to create driveway and resident parking
- Family sized kitchen/sitting/dining room
- Close to schools, transport links, shops and town centre

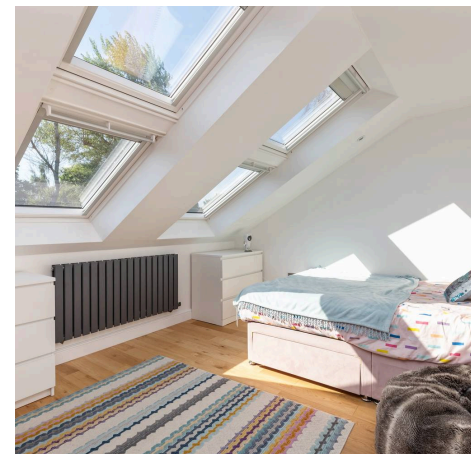
A beautifully presented and greatly improved 3 double bedroom mid terraced house with 2 bath/shower rooms, south east facing landscaped garden and impressive open plan kitchen/sitting/dining room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

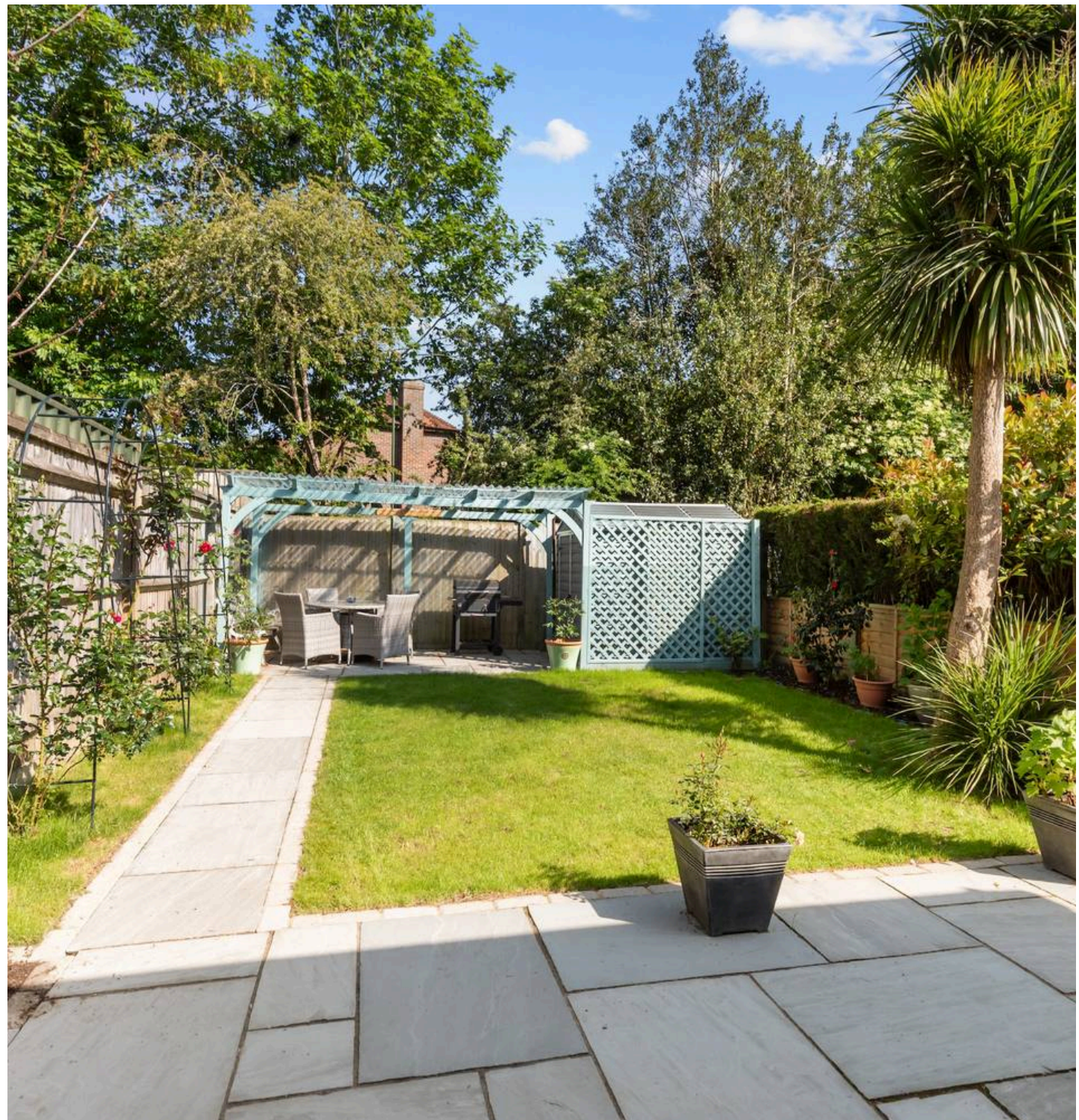
EPC Environmental Impact Rating: C

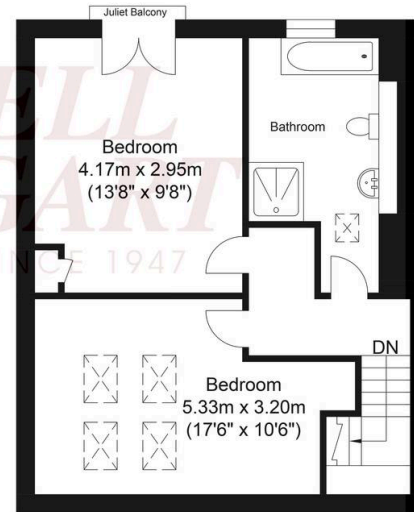
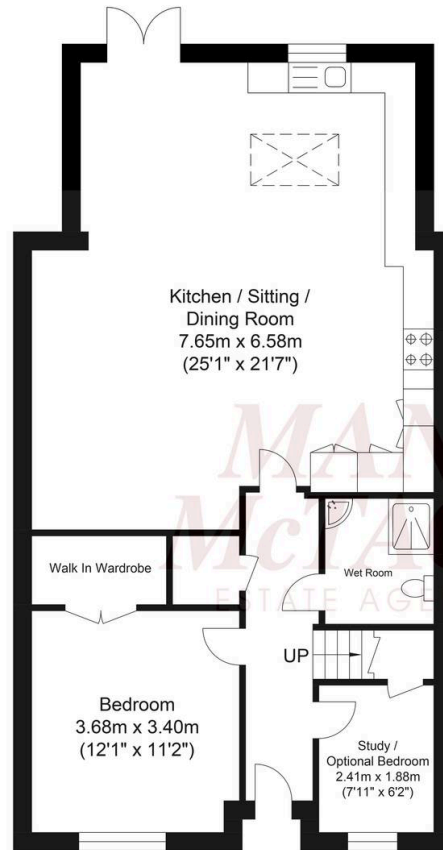




A beautifully presented and greatly improved 3 double bedroom mid terraced house with 2 bath/shower rooms, private south east facing landscaped garden and impressive open plan kitchen/sitting/dining room. The property is situated in a tucked away but conveniently located cul-de-sac location, within striking distance of excellent schools including Holbrook primary school & Bohunt secondary school, major transport links including Littlehaven train station and bus routes, shops and Horsham town centre. The accommodation comprises: entrance hallway, study/optional bedroom, wet room and guest bedroom with walk-in wardrobe. The kitchen/sitting/dining room has been skilfully enlarged to create a perfect entertaining space with French doors onto the garden. The kitchen has been re-modelled with an attractive range of units, some integrated appliances to include oven, hob, extractor and dishwasher, and space for washing machine, dryer and American fridge/freezer. Upstairs there is a large bedroom with fitted cupboard and Juliet balcony overlooking the garden. The second bedroom is well proportioned with eaves storage and the bath/shower room has been sympathetically refurbished in recent years. Benefits include double glazed windows, Oak flooring, re-decorated and gas fired central heating to radiators (newly installed Worcester Bosch combination boiler located in the kitchen). There is an opportunity to create a driveway and there is ample resident parking in the close. The 50' x 24' south east facing garden offers an excellent of privacy and is lawned with Sandstone paved patio, power supply, further seating/barbecue area with pergola and shed which offers storage.

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
847.65 sq ft
(78.75 sq m)

First Floor
Approximate Floor Area
479.53 sq ft
(44.55 sq m)



Approximate Gross Internal Area = 123.30 sq m / 1327.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a