



81 Granary Way, Horsham – RH12 1LA

Guide Price £305,000 –£315,000

**MANSELL
McTAGGART**
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81 Granary Way

Horsham, Horsham

- Semi detached house
- Refitted kitchen and shower room
- Private garden
- Built in the 1980s
- Quiet position
- Scope for driveway
- Potential to enlarge
- Close to town centre, schools and transport links

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented 2 bedroom semi detached house, built in the 1980s, offering potential to enlarge, scope for driveway and private garden. The property is situated in a quiet residential position, within easy access of major transport links, excellent schools and the town centre.

The accommodation comprises: entrance porch, sitting/dining room and kitchen refitted with an attractive range of units and access onto the garden. On the first floor there are 2 good sized bedrooms and refitted shower room.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen).

The 39' x 17' garden is predominantly lawned with newly laid Sandstone patio, further brick paved patio and side access. A pair of gates lead onto the garden and there is an opportunity to create a formal driveway, if required.

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The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the bustling Carfax is alive with regular 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 contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. 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 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.

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Mansell McTaggart Horsham

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