



18 Forest Mews, Horsham, RH12 4GG

Guide Price £450,000 – £475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 3 storey end of terrace house
- Built in 2004
- Master bedroom with en suite
- South facing garden
- Driveway for 2 vehicles
- Kitchen/dining room
- Select development
- Close to schools, transport links, shops and walks

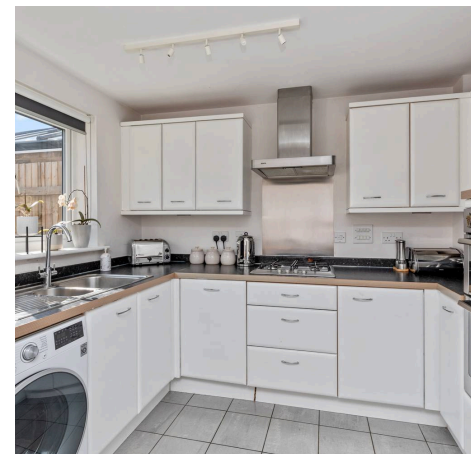
A well presented and conveniently located 3 double bedroom, 3 storey end of terrace house, built in 2004 with driveway for 2 vehicles, en suite and south facing garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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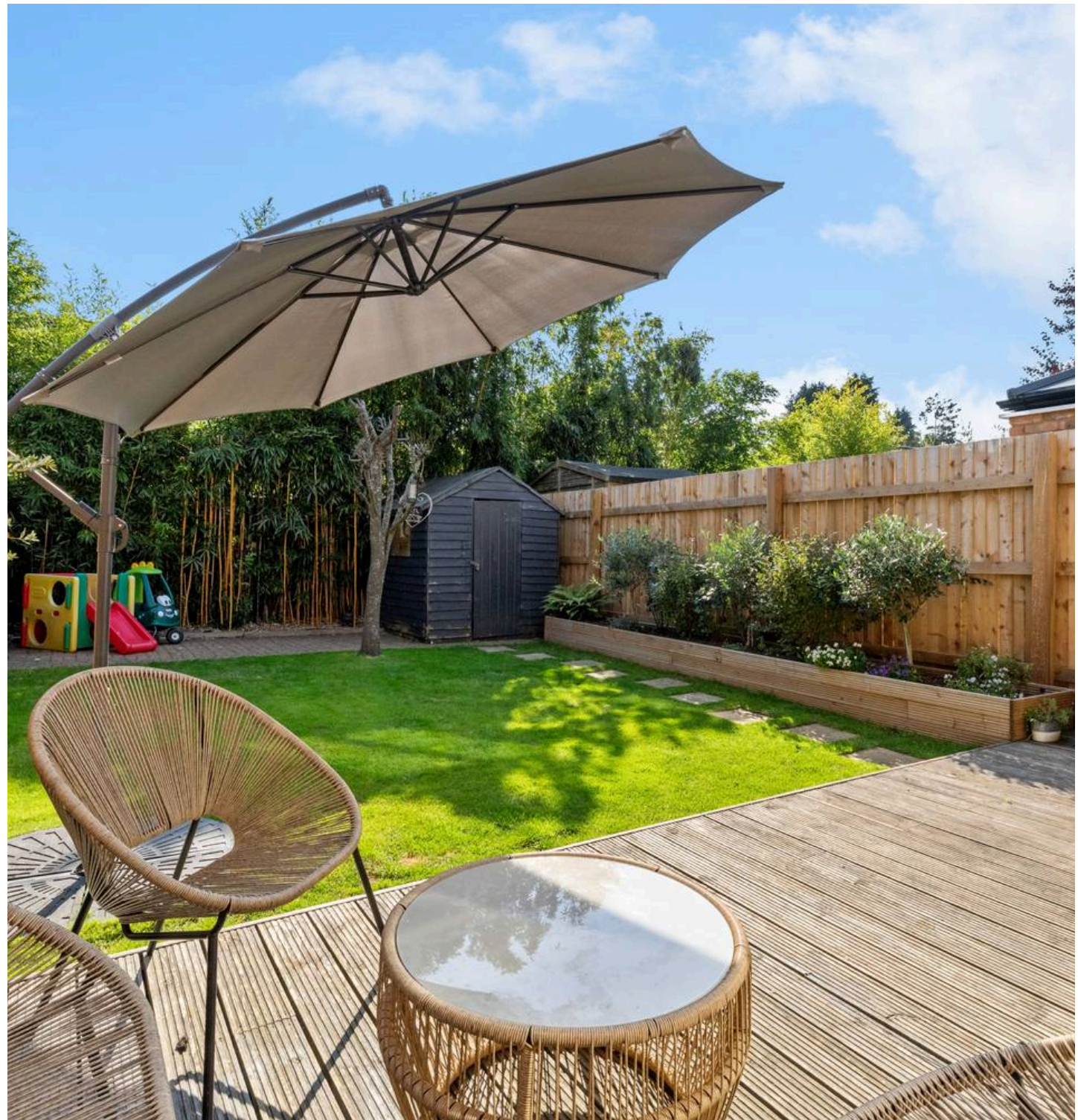
The property is situated on a select development of similar sized homes, within easy reach of major transport links, excellent schools, shopping facilities and stunning country walks.

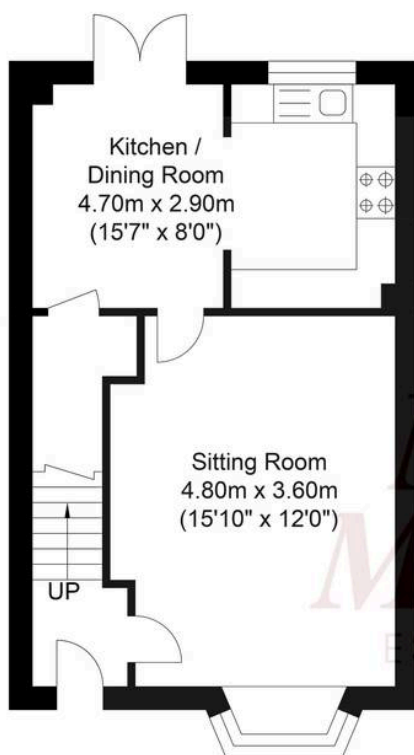
The accommodation comprises: entrance hallway, bay fronted sitting room and kitchen/dining room fitted with an attractive range of units and double doors onto the south facing garden. There is a useful pantry which was previously a cloakroom and offers potential to reinstate, if required. On the first floor there are 2 double sized bedrooms (bedroom 2 could be divided into 2 separate rooms, if required) and family bathroom. On the top floor there is access into boarded loft and master bedroom with en suite shower room.

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

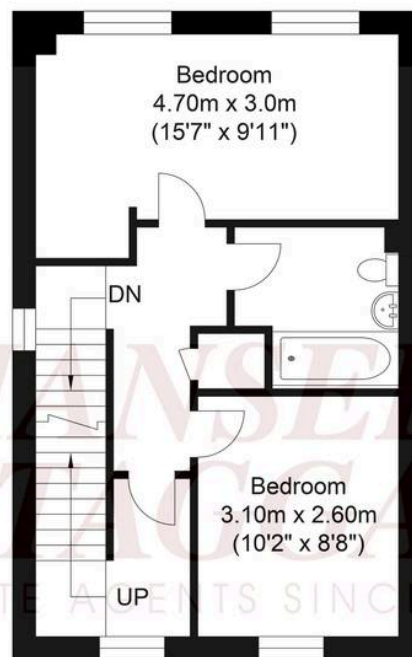
A driveway provides parking for 2 vehicles. The 37' x 21' south facing garden offers a good degree of privacy and is predominantly lawned with decked seating area and timber framed shed.

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.

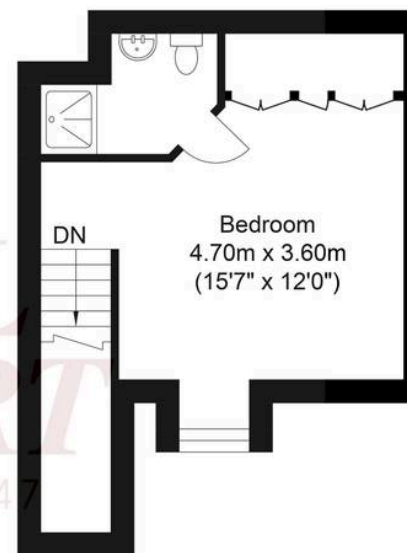




Ground Floor
Approximate Floor Area
394.60 sq ft
(36.66 sq m)



First Floor
Approximate Floor Area
394.60 sq ft
(36.66 sq m)



Second Floor
Approximate Floor Area
294.71 sq ft
(27.38 sq m)

Approximate Gross Internal Area = 100.70 sq m / 1083.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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