



17 Elm Grove, Horsham. RH13 5HX
£400,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- 3 storey mid terraced house
- Built in the 1950s
- Driveway for 2 vehicles
- West facing garden
- Close to town centre, railway station and country walks
- Excellent school catchment
- No onward chain

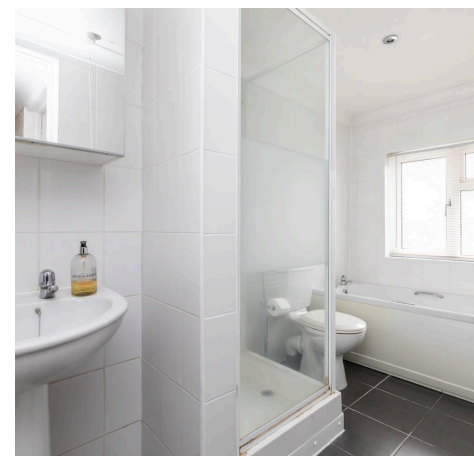
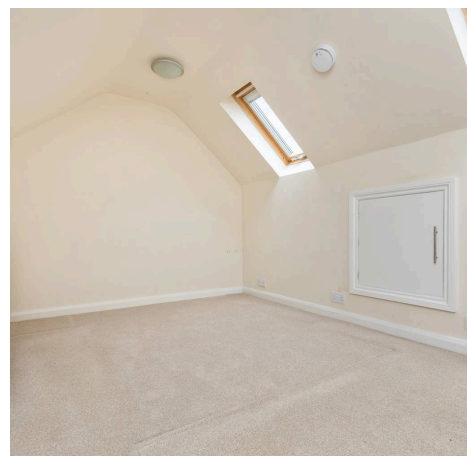
A well located and good sized 3 bedroom, 3 storey mid terraced house, built in the 1950s with driveway for 2 vehicles, west facing garden and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





A well located and good sized 3 bedroom, 3 storey mid terraced house, built in the 1950s with driveway for 2 vehicles, west facing garden and no onward chain. The property is situated in central Horsham, within school catchment of excellent schools and striking distance of the town centre, railway station and country walks.

The accommodation comprises: entrance hallway, good sized sitting room with storage and wood burner. The kitchen/dining room is fitted with a selection of Beech effect units, integrated appliances and doors onto the garden.

On the first floor there are 2 well proportioned bedrooms and family bath/shower room.

On the second floor there is a further bedroom with eaves storage and pleasant outlook towards Denne Hill.

Benefits include double glazed windows, gas fired central heating to radiators (Worcester Bosch combination boiler located in the kitchen/dining room) and engineered Oak flooring.

A driveway provides parking for 2 vehicles.

The 61' x 17' west facing rear garden offers a good degree of privacy and is lawned with substantial paved patio, timber framed shed and side access. There is a concrete base to the rear of the plot which lends itself for a studio or cabin.

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
481.14 sq ft
(44.70 sq m)

First Floor
Approximate Floor Area
379.96 sq ft
(35.30 sq m)

Second Floor
Approximate Floor Area
135.41 sq ft
(12.58 sq m)

Approximate Gross Internal Area = 92.58 sq m / 996.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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