



231 Crawley Road, Horsham, RH12 4HD

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Charming semi detached house
- Driveway for 3 vehicles
- Private rear garden
- Outbuilding with potential
- No onward chain
- Built in 1939
- Scope to convert loft space
- Close to schools, transport links, shops and walks

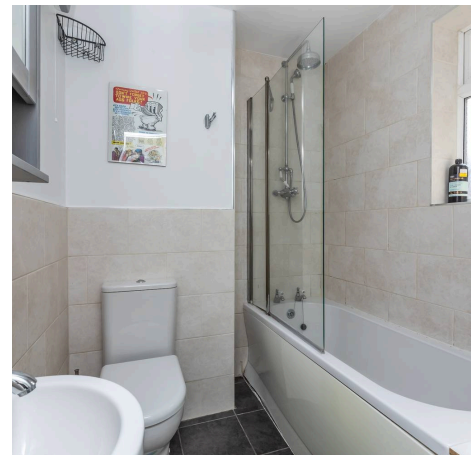
A charming and well presented 3 bedroom semi detached house, built in 1939 with driveway for 3 vehicles, private garden, useful outbuilding and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A charming and well presented 3 bedroom semi detached house, built in 1939 with driveway for 3 vehicles, private garden, useful outbuilding and no onward chain.

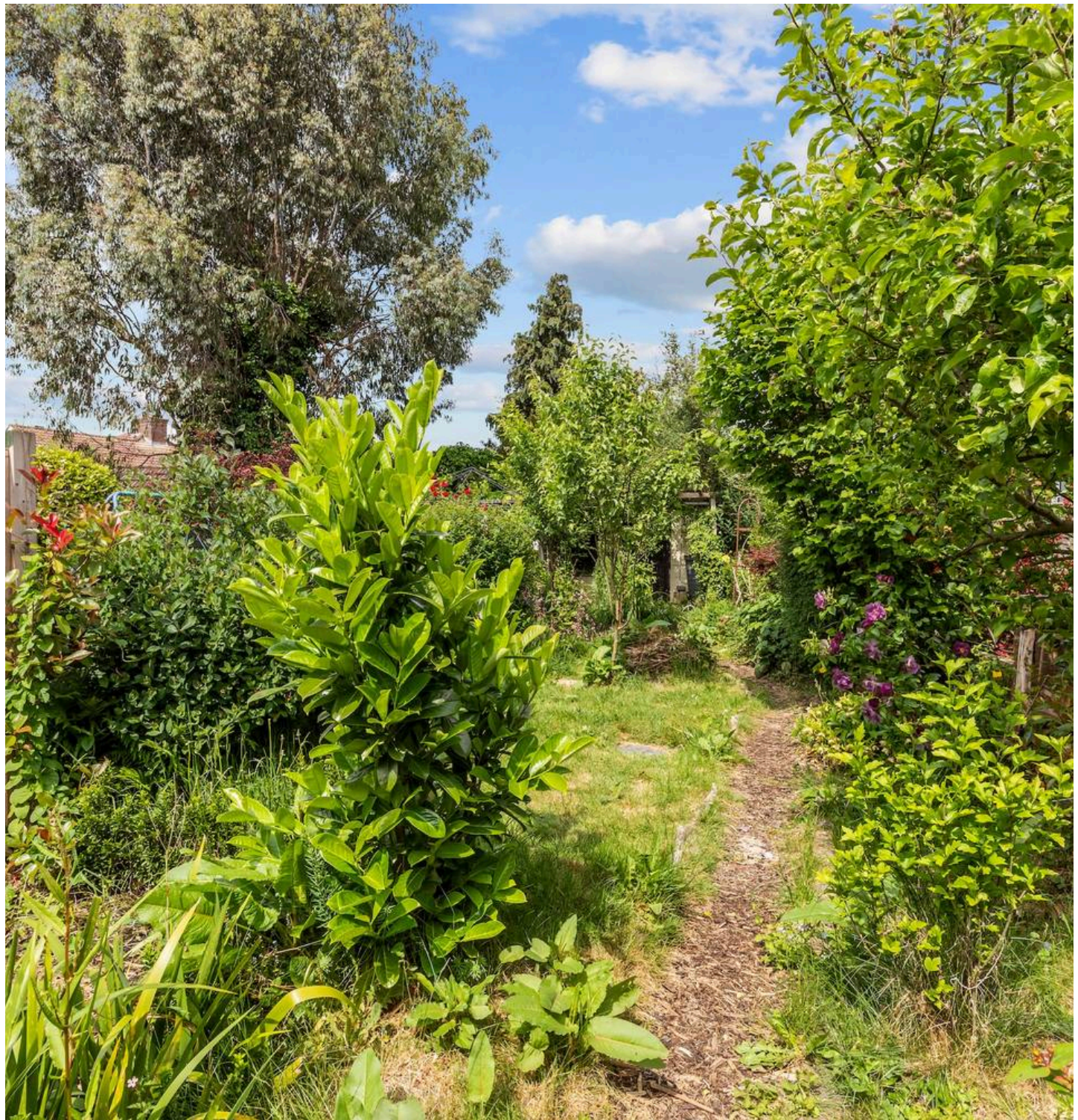
The property is situated on a popular residential road, close to excellent schools, major transport links, beautiful walks and shops.

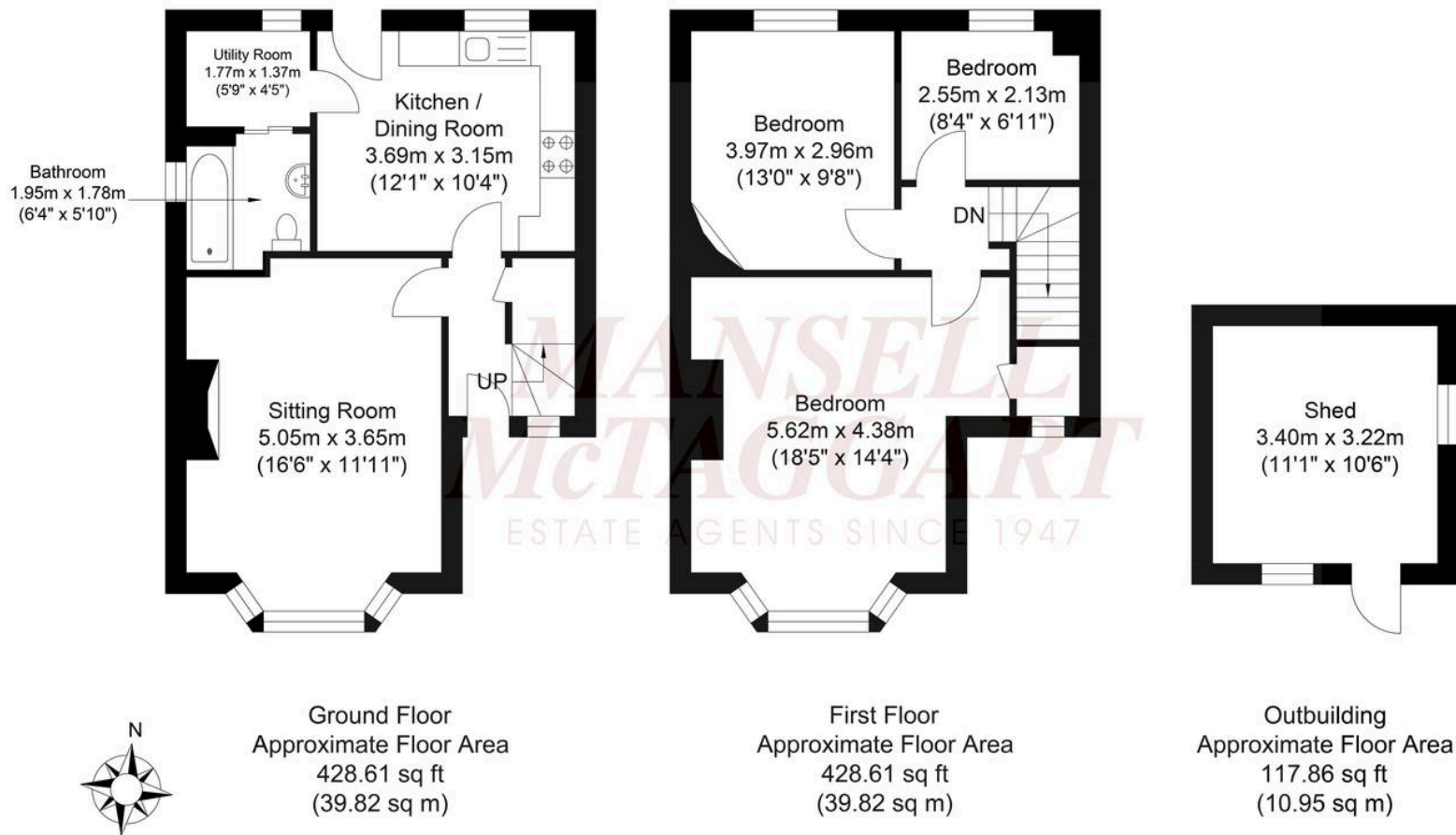
The accommodation comprises: entrance hallway, bay fronted sitting room with open fire and kitchen/dining room fitted with an attractive range of units and rear access into the private garden. Off the kitchen there is a useful utility room and family bathroom. On the first floor there is access into the part boarded loft which offers an opportunity to convert into a further bedroom, if required. There is a bay fronted master bedroom with fitted storage, bedroom 2 with feature fireplace and third bedroom.

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

A driveway provides parking for 3 vehicles. The 58' x 21' rear garden is a particular feature and is lawned with well stocked borders, pond, paved patio, seating area with pergola and 11'11 x 10'6 store room with could be converted into a gym or office.

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 Outbuilding) = 79.64 sq m / 857.23 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