



16 Beech Road, Horsham, RH12 4NP

Guide Price £400,000 – £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 reception rooms
- Good sized semi detached house built in the 1970s
- Corner plot garden
- Driveway and garage
- No onward chain
- Scope to enlarge and improve
- First time to market in over 25 years
- Close to schools, walks, shops and transport links

A well positioned and good sized 3 bedroom, 3 reception room semi detached house, built in the 1970s, offering scope to improve and enlarge with driveway, garage, private corner plot garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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The property is situated on a popular residential road, close to excellent schools, major transport links, shopping facilities, playing fields and country walks.

The accommodation comprises: entrance hallway, sitting room with open fire, dining room and conservatory. The kitchen is fitted with a comprehensive range of units and appliances. A door provides rear access and there is an opportunity to extend or incorporate the dining room, if required.

Upstairs there are 3 well proportioned bedrooms (2 doubles & 1 single) and modern bathroom with Aqualisa shower.

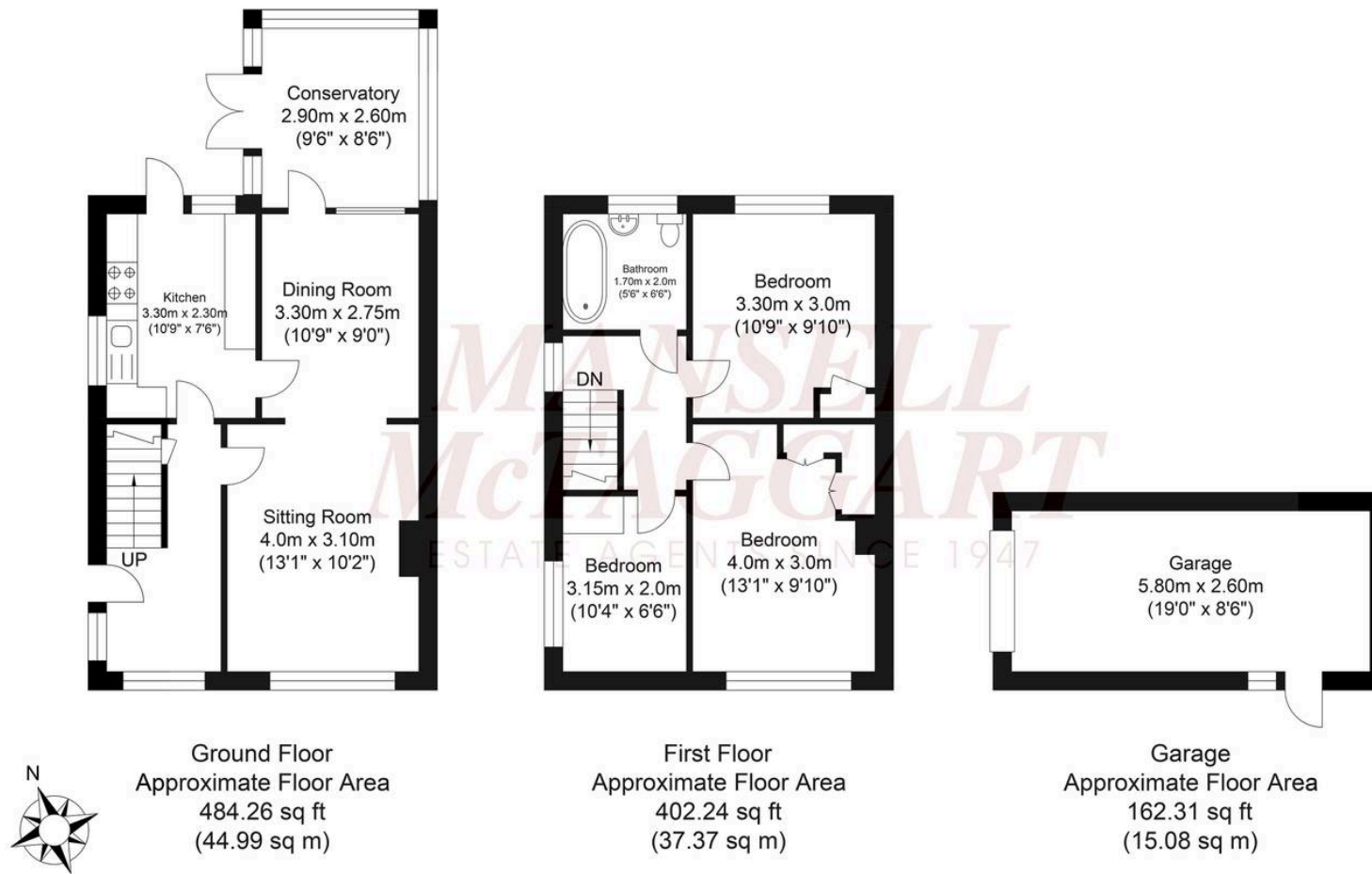
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen).

A driveway provides parking for 1 vehicle with gates that lead to the garage.

The 49' x 32' (maximum measurement) corner plot garden is lawned with paved patio and hard standing.

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.





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