



15 Nightingales Close, Horsham, RH13 5LB

Guide Price **£550,000 – £575,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms
- Immaculately presented and greatly improved detached house
- Driveway for 3 vehicles
- Principal bedroom with en suite
- Private garden
- Fantastic kitchen/dining room
- Excellent school catchment
- Striking distance of town centre, transport links and country walks
- Originally built in the 1990s

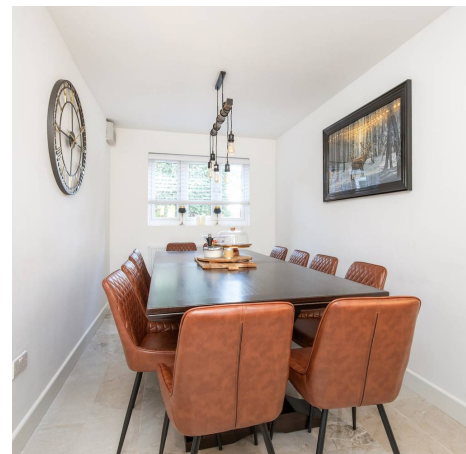
A greatly improved 3 double bedroom, 2 reception room detached house, built in the 1990s with en suite, superb kitchen/dining room, private garden and driveway for 3 vehicles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A greatly improved 3 double bedroom, 2 reception room detached house, built in the 1990s with en suite, superb kitchen/dining room, private garden and driveway for 3 vehicles.

The property is situated within striking distance of highly regarded schools, major transport links, country walks and the town centre.

The accommodation comprises: entrance hallway, cloakroom, useful utility room (formerly the kitchen) provides ample storage and space for domestic appliances. A good sized sitting room with sliding doors leads onto the garden.

The double aspect kitchen/dining room has been refitted with an attractive range shaker style of units, Quartz work surfaces and integrated appliances which include 2 ovens, induction hob, extractor, fridge/freezer, dishwasher and wine cooler.

Upstairs there are 2 lofts which offer plenty of storage. The principal bedroom is equipped with fitted wardrobes and en suite shower room.

There are 2 further double sized bedrooms with storage and family bathroom.

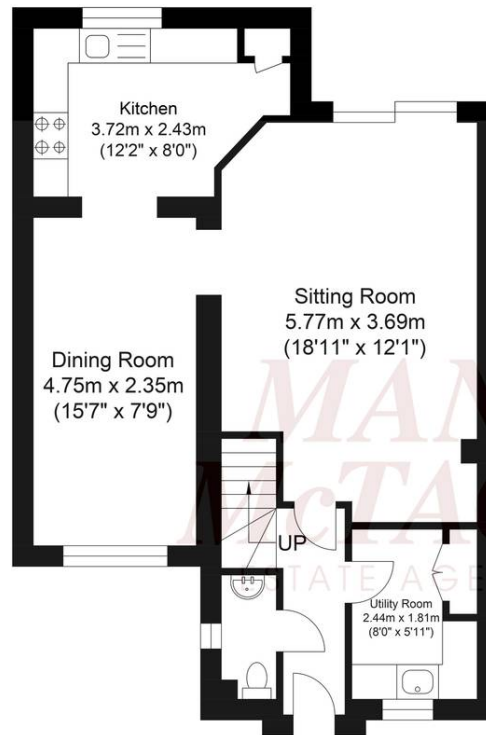
Benefits include tiled floor, double glazed windows, gas fired central heating to radiators (Vaillant boiler located in the utility room) and electric under floor heating on some of the ground floor.

A driveway provides parking for 3 vehicles and there is an opportunity to create additional parking, if required.

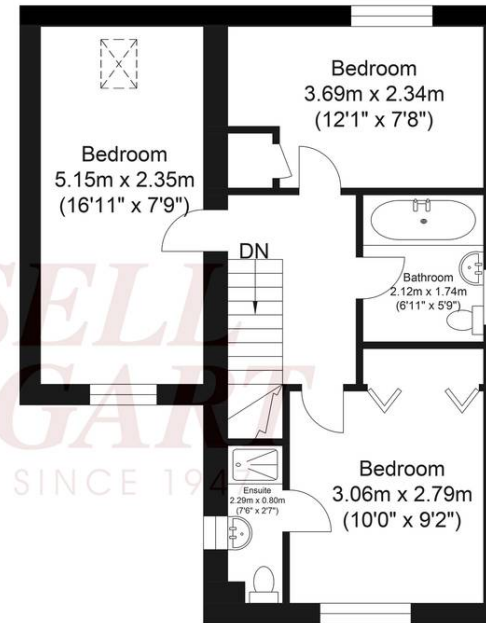
The 46' x 30' rear garden is lawned with established border, paved patio and raised seating area. A timber framed shed is located to the side of the property and a side gate provides access to the front.

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
562.95 sq ft
(52.30 sq m)



First Floor
Approximate Floor Area
439.16 sq ft
(40.80 sq m)



Approximate Gross Internal Area = 93.10 sq m / 1002.12 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