



84 Farhalls Crescent, Horsham, RH12 4BZ

Guide Price **£450,000 – £475,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 2 reception rooms
- Well located semi detached house built in the 1960s
- First time to market since built
- Driveway for 3 vehicles and garage
- No onward chain
- 53' west facing garden
- Close to transport links, schools, shops and town centre
- Scope to further enlarge and improve

A conveniently located 3 bedroom, 2 reception room semi detached house, built in the 1960s, offering potential to improve and further enlarge with driveway for 3 vehicles, garage, 53' west facing garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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The property is situated on a popular development, within striking distance of excellent schools, major transport links, shopping facilities, country walks and Horsham town centre.

The accommodation comprises: entrance hallway, sitting/dining room and extended family room with cloakroom. A door leads into the kitchen with side access which offers an opportunity to incorporate the family room, if required.

Upstairs there are 3 good sized bedrooms (bedroom 1 & 2 with fitted wardrobes) and bathroom.

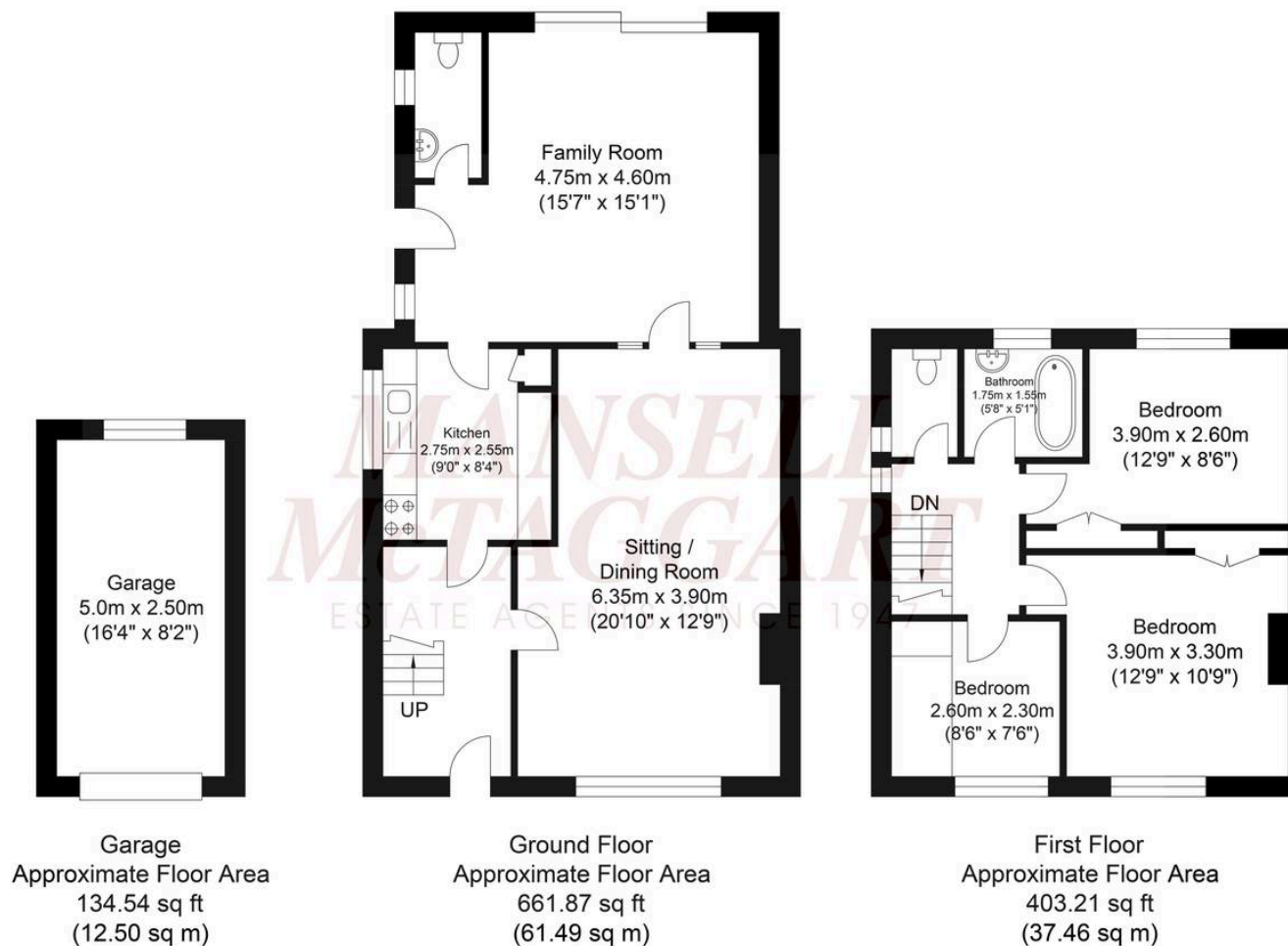
Benefits include double glazed windows and gas fired central heating to radiators (back boiler located in the sitting/dining room).

A brick paved driveway provides parking for 3 vehicles, leading to the garage.

The 53' x 30' west facing garden offers an excellent degree of privacy and is predominantly lawned with well established borders, paved patio, timber framed shed and side access.

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 Garage) = 98.95 sq m / 1065.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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