



15 Redwing Close, Horsham, RH13 5PE

Guide Price **£435,000 – £450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 reception rooms
- Semi detached house built in the 1970s
- Driveway for 2 vehicles and garage
- No onward chain
- West facing garden
- Potential to enlarge and convert garage
- Popular and conveniently located development
- First time to market in over 20 years

A well presented 3 bedroom, 3 reception room semi detached house, built in the 1970s with driveway for 2 vehicles, garage, private west facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented 3 bedroom, 3 reception room semi detached house, built in the 1970s with driveway for 2 vehicles, garage, private west facing garden and no onward chain.

The property is situated on a popular residential development, within easy access of excellent schools, major transport links, country walks and the town centre.

The accommodation comprises: entrance porch, sitting room with electric feature fire, dining room and good sized conservatory.

The kitchen is fitted with an attractive range of units with useful utility room, cloakroom and access to rear and into the integral garage.

Upstairs there is a principal bedroom with fitted wardrobes.

There are 2 further bedrooms (1 double and 1 single) and shower room (formerly a family bathroom).

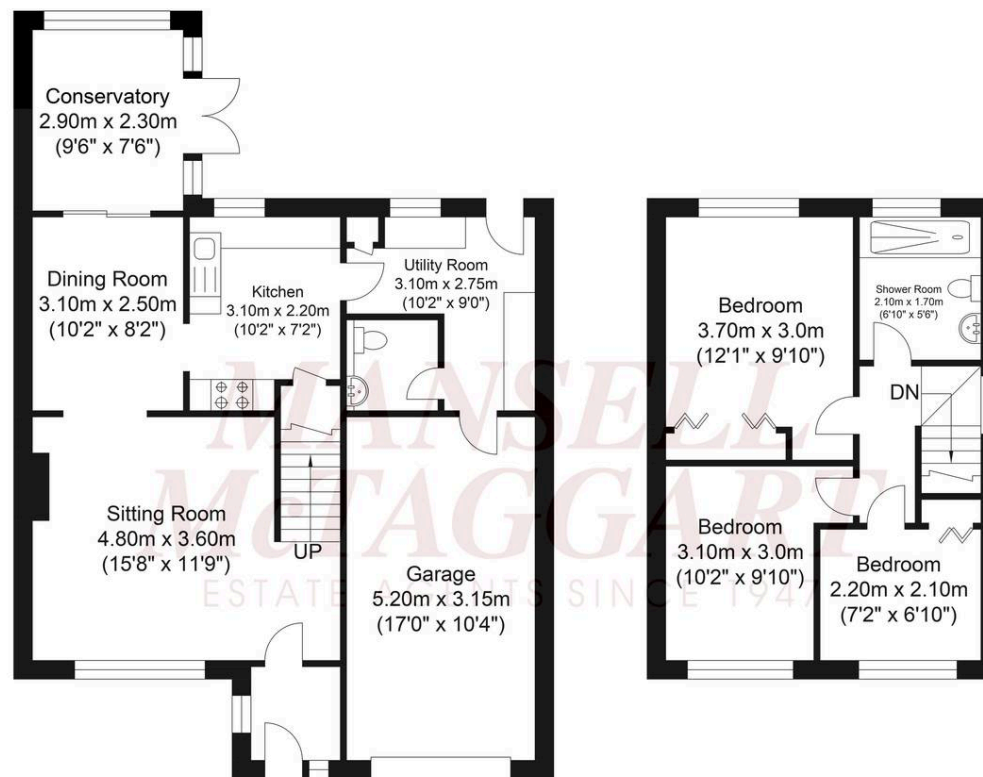
Benefits include double glazed windows and gas fired central heating to radiators (Vaillant combination boiler located in the utility room).

A brick paved driveway provides parking for at least 2 vehicles, leading to the garage with power and option to convert, if required.

The 39' x 26' west facing garden offers a good degree of privacy and is predominantly lawned with 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.





Ground Floor
Approximate Floor Area
771.66 sq ft
(71.69 sq m)

First Floor
Approximate Floor Area
385.77 sq ft
(35.84 sq m)

Approximate Gross Internal Area (Including Garage) = 107.53 sq m / 1157.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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