



129 Heath Way, Horsham, RH12 5XX

Guide Price £460,000 – £475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Beautifully presented semi detached house built in the 1970s
- No onward chain
- Superb kitchen/dining room
- Driveway and garage with power
- Private garden backing onto Pondtail Park
- Bathroom and cloakroom with under-floor heating
- Conveniently located development close to schools, walks, shops and town centre

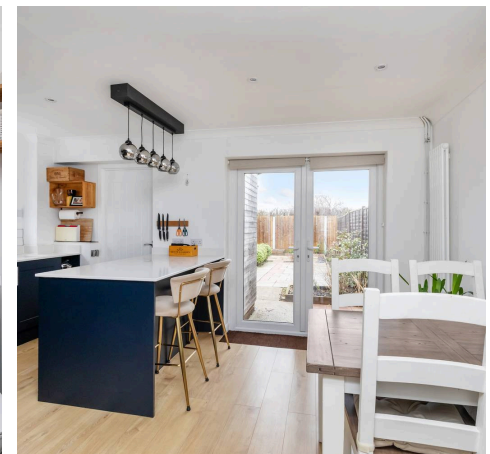
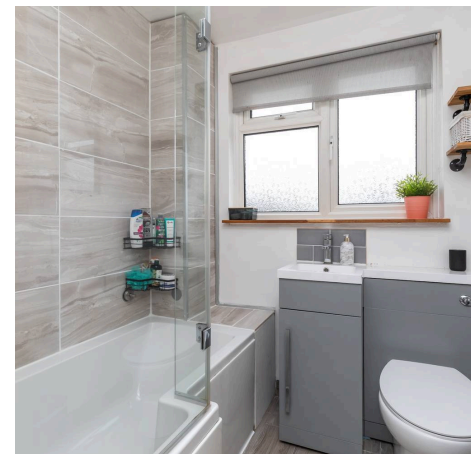
A superbly presented 3 bedroom semi detached house, built in the 1970s with fantastic kitchen/dining room, driveway, garage, private garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A superbly presented 3 bedroom semi detached house, built in the 1970s with fantastic kitchen/dining room. driveway, garage, private garden and no onward chain.

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

The accommodation comprises: entrance hallway with access into the integral garage, and sitting room.

The kitchen/dining room has been refitted with an attractive range of units, Quartz work surfaces, breakfast bar that seats 2 and integrated appliances that include: induction hob, extractor, oven, combination microwave/oven and dishwasher. A pair of French doors lead onto the garden and a door provides access into a cloakroom with under-floor heating.

On the first floor there is a principal bedroom with fitted wardrobes, 2 further bedrooms (1 double and 1 single - both with storage) and modern family bathroom with under-floor heating.

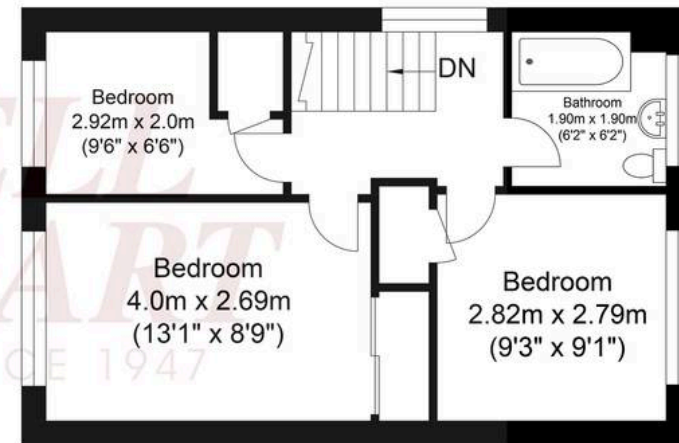
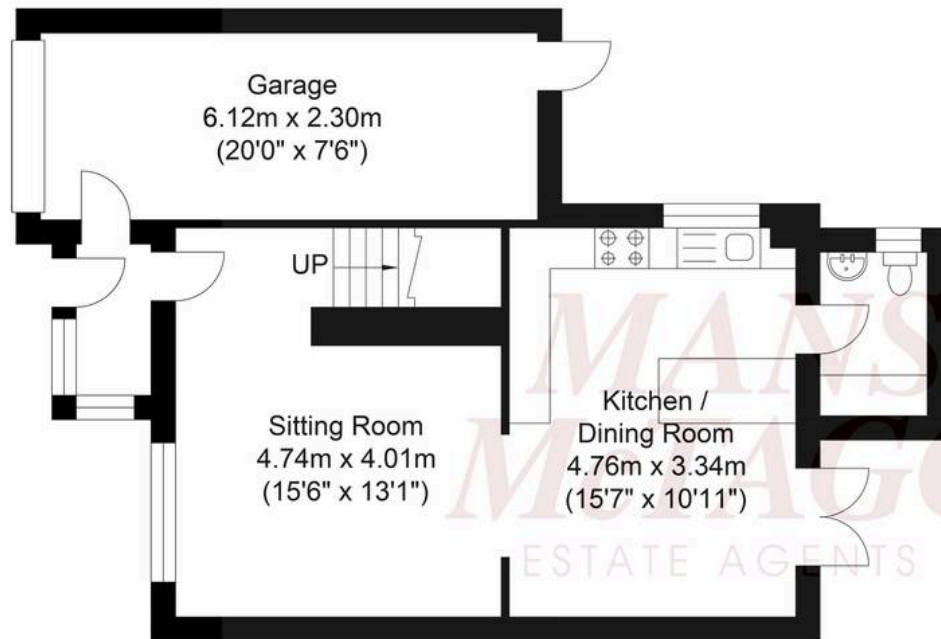
Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the garage).

A driveway provides parking for 1 vehicle, leading to the integral garage with plumbing for washing machine, power and door to rear garden. There is an opportunity to convert this into an additional bedroom or reception room, if required.

The 46' x 26' rear garden offers an open outlook over Pondtail Park and is ideal for those requiring low maintenance entertaining space.

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
428.72 sq ft
(39.83 sq m)

First Floor
Approximate Floor Area
393.63 sq ft
(36.57 sq m)

Approximate Gross Internal Area (Excluding Garage) = 76.40 sq m / 822.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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