



1 Amundsen Road, Horsham, RH12 5GE

In Excess of £480,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms
- Charming and rarely available detached house
- Built in 1993
- Driveway and garage with power
- South facing garden
- Close to schools, transport links, shops and walks
- Potential to enlarge and convert garage
- Immaculately presented accommodation

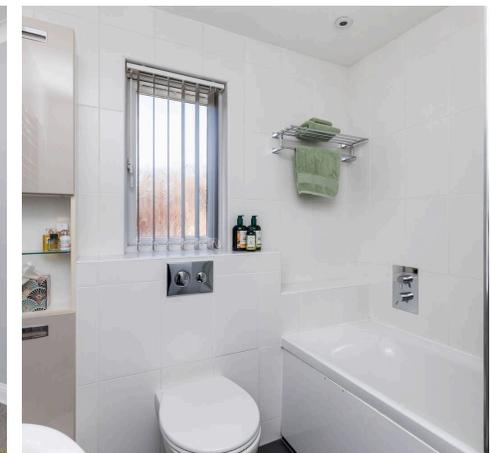
A unique and charming 3 bedroom, 2 reception room detached house, built in 1993 with driveway, garage and south facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

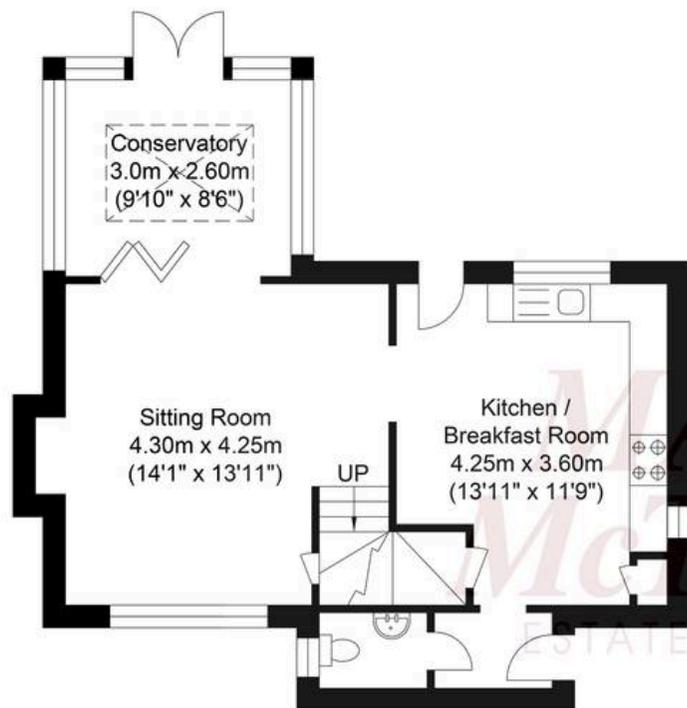




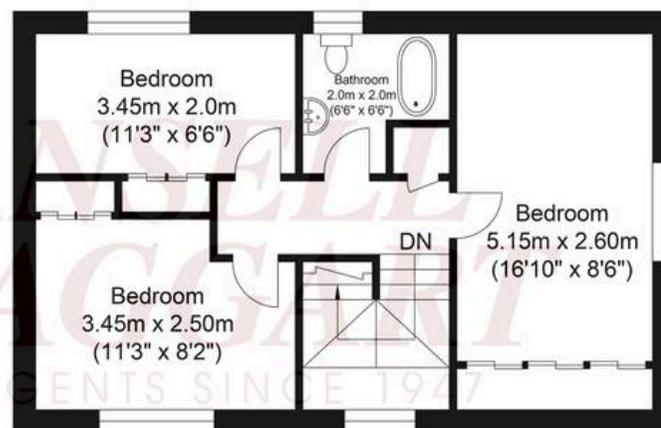
A unique and charming 3 bedroom, 2 reception room detached house, built in 1993 with driveway, garage and south facing garden. The property is situated in a convenient location for excellent schools, major transport links, country walks and shopping facilities. The accommodation comprises: entrance hallway, cloakroom, sitting room and conservatory. The kitchen/breakfast room is refitted with an attractive range of units, Quartz work surfaces, integrated appliances and bar that seats 2. Upstairs there are 3 well proportioned bedrooms with fitted wardrobes and modern bathroom. Benefits include double glazed windows and gas fired central heating to radiators (Worcester combination boiler located in the kitchen). A driveway provides parking for 1 vehicle, leading to the garage with power, eaves storage and roller shutter door lends itself for conversion, if required. The 36' x 24' south facing garden offers an excellent degree of privacy and is ideal for entertaining and pottering around in. The garden is lawned with well established borders. paved patio and path, awning 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.

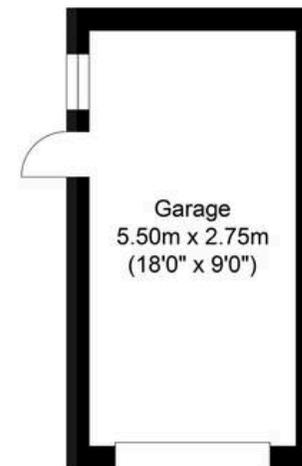




Ground Floor
Approximate Floor Area
494.17 sq ft
(45.91 sq m)



First Floor
Approximate Floor Area
438.84 sq ft
(40.77 sq m)



Garage
Approximate Floor Area
162.85 sq ft
(15.13 sq m)



Approximate Gross Internal Area (Excluding Garage) = 86.68 sq m / 933.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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