



60 Pollards Drive, Horsham, RH13 5HH

Guide Price £525,000 – £550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double bedrooms with storage
- 3 reception rooms
- Beautifully presented semi detached house built in the 1960s
- Driveway for 4 vehicles
- South facing garden with outbuilding and new patio
- Potential to install an en suite to guest bedroom
- Vendor suited
- Excellent school catchment
- Close to road, rail and air links
- Walking distance of the town centre and Horsham park

A greatly improved and conveniently located 3 double bedroom, 3 reception room semi detached house, built in the 1960s with large driveway for 4 vehicles and private south facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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

The accommodation comprises: entrance porch, hallway, cloakroom and kitchen refitted with an attractive range of units and integrated appliances.

From the hallway there is a family room/study or even an occasional bedroom, well proportioned sitting/dining room with storage cupboard and conservatory.

On the first floor there is access into the loft.

The principal bedroom benefits from fitted wardrobes.

The guest bedroom has a walk-in dressing room with plumbing ready for an en suite, if required.

The final bedroom is a double and also comes with fitted wardrobes and the modern family bath/shower room completes the first floor accommodation.

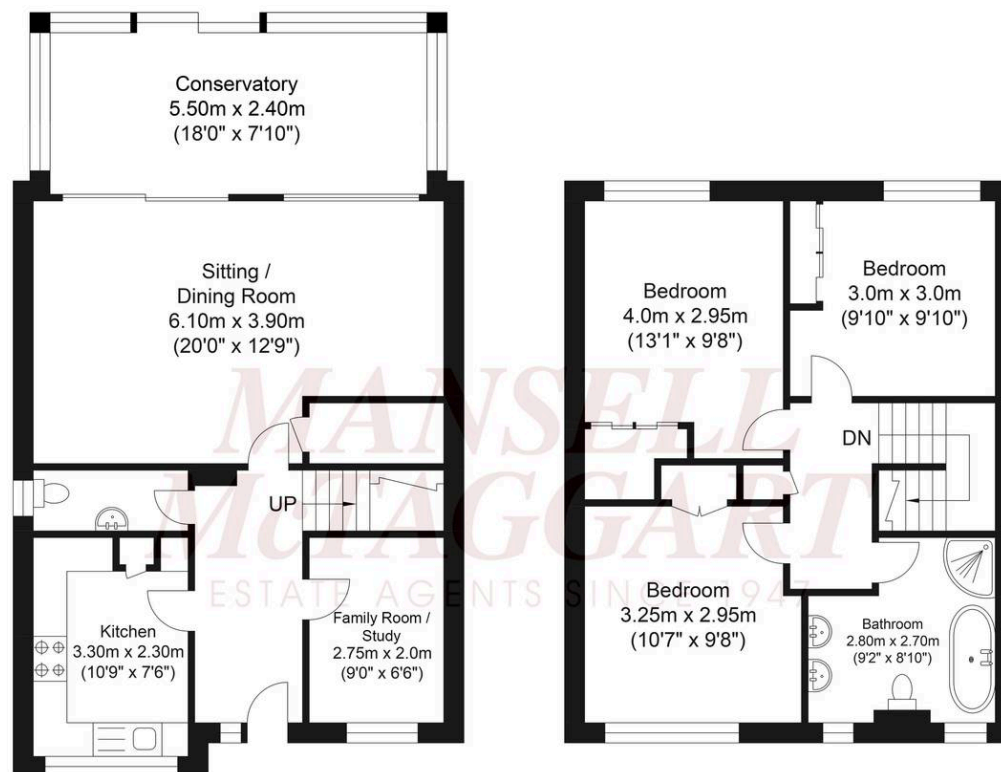
Benefits include Karndean flooring, double glazed windows and gas fired central heating to radiators (boiler located in the loft).

A great sized driveway provides parking for comfortably 4 vehicles.

The 56' x 26' south facing garden is a particular feature of the property and offers a good degree of privacy. The garden is predominantly lawned with well stocked borders, substantial paved patio, side access and a useful store room/outbuilding towards the end of the plot.

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
671.99 sq ft
(62.43 sq m)

First Floor
Approximate Floor Area
508.91 sq ft
(47.28 sq m)

Approximate Gross Internal Area = 109.71 sq m / 1180.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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