



21 Somergate, Horsham, RH12 1UJ
£425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 bedrooms
- Well presented and thoughtfully extended end of terrace house built in the 1980s
- Private garden
- Allocated parking space and scope to create an additional bay if required
- Modern kitchen and bathroom
- Utility/cloakroom
- Quiet and tucked away location
- Excellent school catchment
- Close to walks, town centre and major transport links

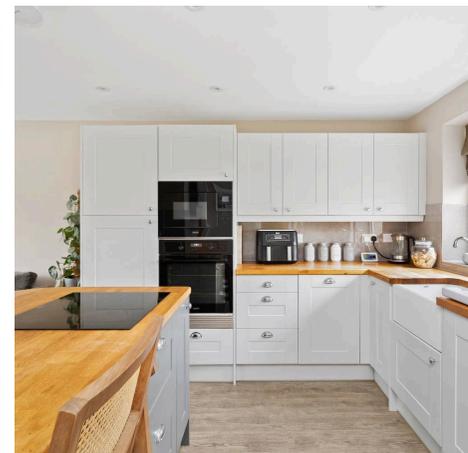
A beautifully presented and skilfully enlarged 3 bedroom end of terrace house, built in the 1980s with private garden and allocated parking space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A beautifully presented and skilfully enlarged 3 bedroom end of terrace house, built in the 1980s with private garden and allocated parking space. The property is situated in a quiet and tucked away position, close to major transport links, excellent schools, walks and the town centre.

The accommodation comprises: sitting/dining room with media wall and double doors onto the garden. There is a useful understairs storage cupboard and utility/cloakroom.

The kitchen has been refitted with an attractive range of units, Oak work surfaces and integrated appliances that include: oven, microwave, induction hob, extractor, dishwasher and space for American fridge/freezer.

On the first floor there is a principal bedroom with bespoke fitted wardrobes and airing cupboard.

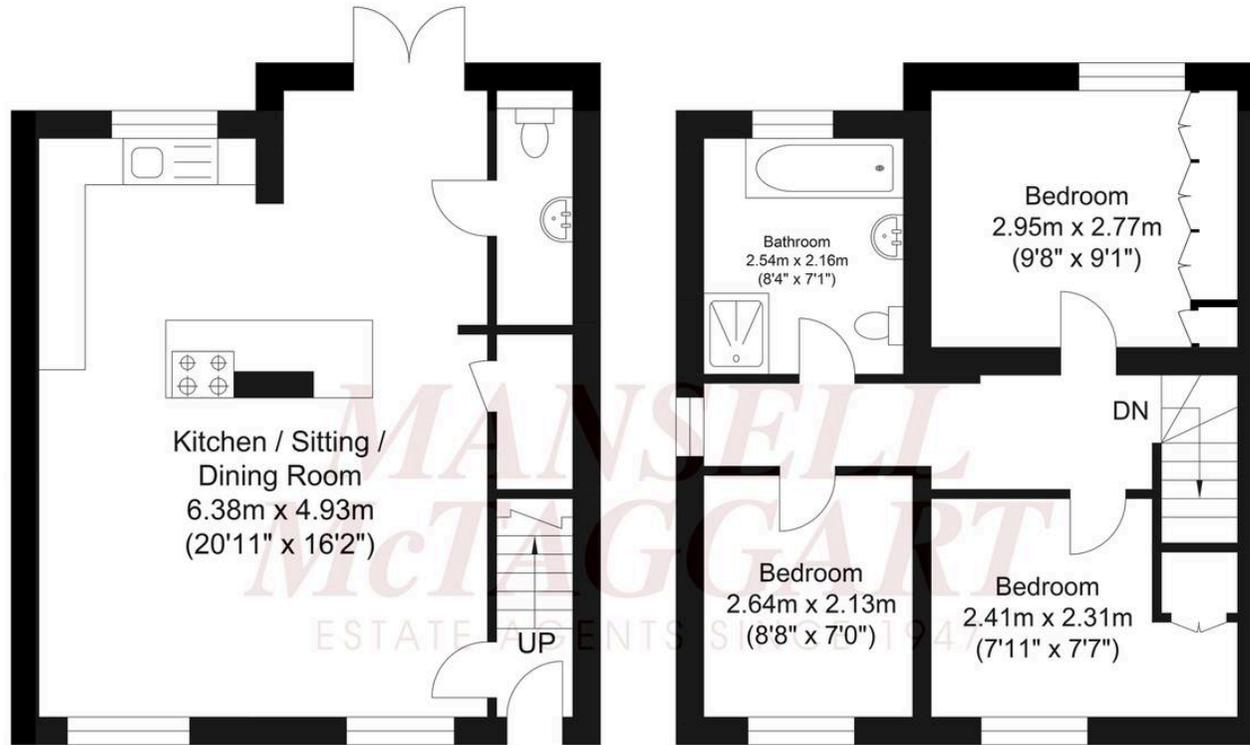
There are 2 further single bedrooms and a fantastic bath/shower room.

Benefits include double glazed windows, gas fired central heating to radiators, re-decorated and new flooring.

The 26' x 26' rear garden offers a good degree of privacy and is lawned with borders, raised bed and substantial Sandstone patio and path. A newly constructed timber lean-to and separate shed provides ample storage for bicycles and garden furniture. A gate leads to an allocated parking space and further parking could be created by removing the verge that adjoins this area.

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
 416.56 sq ft
 (38.70 sq m)

First Floor
 Approximate Floor Area
 416.56 sq ft
 (38.70 sq m)



Approximate Gross Internal Area = 77.40 sq m / 833.12 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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