



10 Oakleigh Road, Horsham, RH12 4JG

In Excess of **£385,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 2 reception rooms
- End of terrace house built in the 1950s
- Private garden
- Scope to convert loft
- Conveniently located position within easy reach of transport links, shops, walks and schools
- On street parking

A well presented 3 bedroom, 2 reception room end of terrace house built in the 1950s with private garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A well presented 3 bedroom, 2 reception room end of terrace house built in the 1950s with private garden.

The property is situated in a convenient position for major transport links, excellent schools, country walks and shopping facilities.

The accommodation comprises: entrance porch, hallway, family bathroom, sitting room and great sized conservatory.

The kitchen is fitted with an attractive range of units with space for appliances.

On the first floor there is access into the lofts which lends itself for conversion.

There is a principal bedroom with fitted wardrobes and 2 further bedrooms (1 double and 1 single).

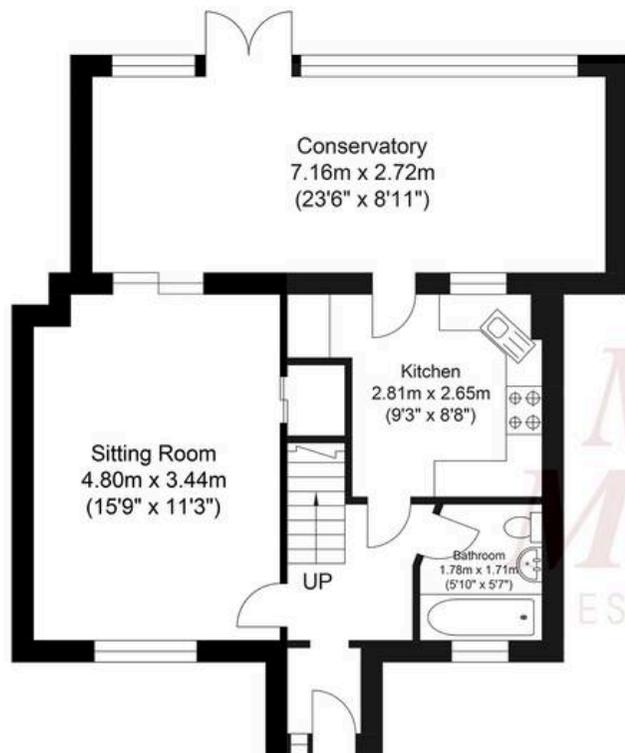
Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the kitchen).

There is ample on street parking nearby.

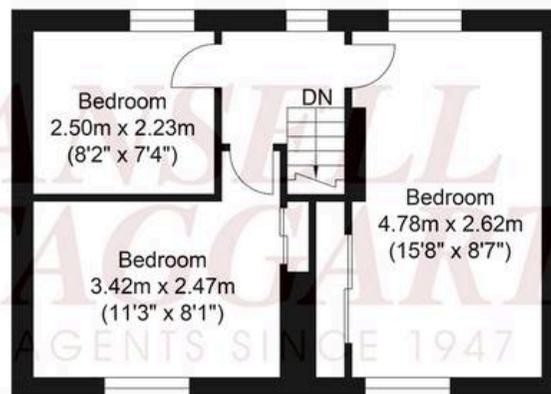
The 33' x 26' rear garden is paved with timber framed shed with power. There is a roller shutter door which is not in operation but could be removed to provide rear access.

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.

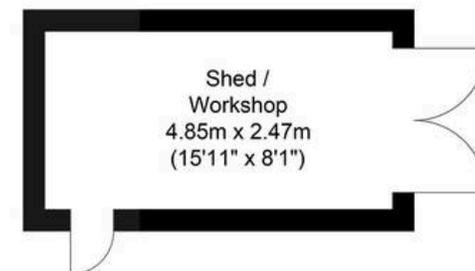




Ground Floor
Approximate Floor Area
602.77 sq ft
(56.0 sq m)



First Floor
Approximate Floor Area
362.74 sq ft
(33.70 sq m)



Outbuilding
Approximate Floor Area
129.16 sq ft
(12.0 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 89.70 sq m / 965.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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