



7 Broadwood Close, Horsham, RH12 4JX

Guide Price **£425,000 - £435,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms with storage
- 2 reception rooms
- Well presented semi detached house built in the 1960s
- First time to market in 55 years
- Driveway for 2 vehicles and garage
- South east facing garden
- Potential to convert the loft and enlarge to side and rear
- Peaceful location close to schools, transport links, shops and walks
- Utility and cloakroom
- Re-roofed and newly installed boiler

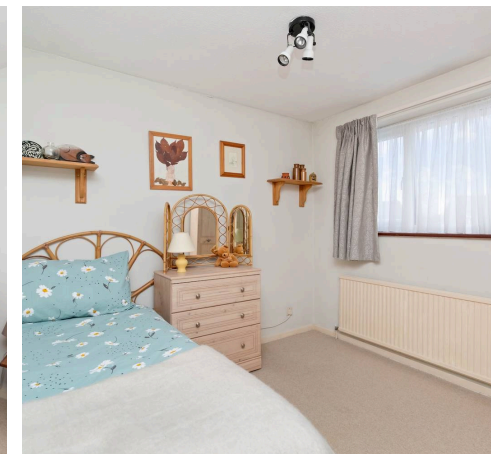
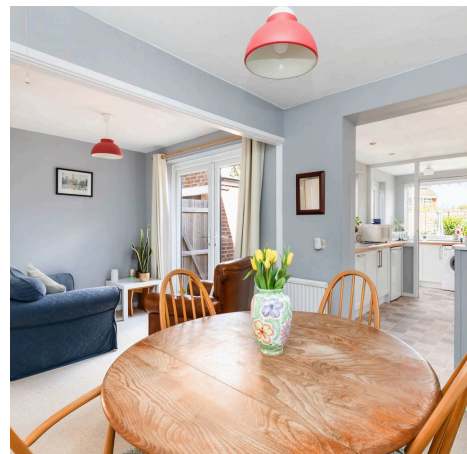
A well presented and conveniently located 3 bedroom, 2 reception room semi detached house, built in the 1960s with driveway for 2 vehicles, garage and south east facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented and conveniently located 3 bedroom, 2 reception room semi detached house, built in the 1960s with driveway for 2 vehicles, garage and south east facing garden.

The property is situated in a popular residential close, within easy access of highly regarded schools, major transport links, shopping facilities and country walks.

The accommodation comprises, entrance hallway, well proportioned sitting room with fireplace and dining room with under stairs storage and French doors onto the garden.

The kitchen has been refitted with an attractive range of units, Oak work surfaces and integrated appliances.

Off the kitchen there is a useful utility room with door to rear and separate cloakroom.

On the first floor there are 3 good sized bedrooms with fitted storage (2 doubles & 1 single) and bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (newly installed Worcester Bosch combination boiler located in the loft) some new fencing and newly re-roofed.

A driveway provides parking for 2 vehicles, leading to the detached garage with power. There is an opportunity to extend the driveway, if required.

The 66' x 26' (maximum measurement) south east facing rear garden is predominantly lawned with borders, paved patio and the rear of the plot is prime for a studio.

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
523.01 sq ft
(48.59 sq m)

First Floor
Approximate Floor Area
400.63 sq ft
(37.22 sq m)

Garage
Approximate Floor Area
167.37 sq ft
(15.55 sq m)

Approximate Gross Internal Area (Excluding Garage) = 85.81 sq m / 923.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a