



48 Primrose Copse, Horsham, RH12 5PZ  
£725,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 4 good sized bedrooms
- 3 reception rooms
- Conveniently located detached house
- Built in the 1990s by Berkeley Homes
- Driveway for 2 vehicles and garage with power
- Principal bedroom with dressing area and en suite
- South facing garden with privacy
- Popular development close to schools, transport links, shops and walks

A well located 4 bedroom, 3 reception room detached house, built in the 1990s by Berkeley Homes with en suite, driveway for 2 vehicles, garage and south facing garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





A well located 4 bedroom, 3 reception room detached house, built in the 1990s by Berkeley Homes with en suite, driveway for 2 vehicles, garage and south facing garden. The property is situated in a popular development, close to excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway with storage, cloakroom and bay fronted sitting room with fireplace.

The kitchen/dining room is fitted with an attractive range of units, integrated appliances and door to side of the house.

Off the kitchen/dining room there is access into the conservatory and office/study which could double up as an occasional bedroom and leads into the integral garage.

On the first floor a principal bedroom is located with dressing area, 2 sets of fitted wardrobes and en suite bathroom.

There are 3 further well proportioned bedrooms and family bath/shower room.

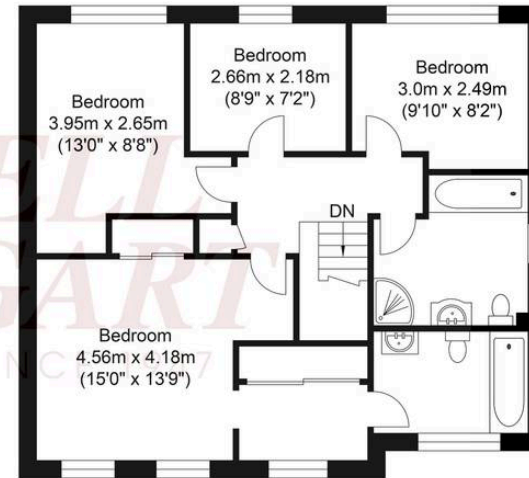
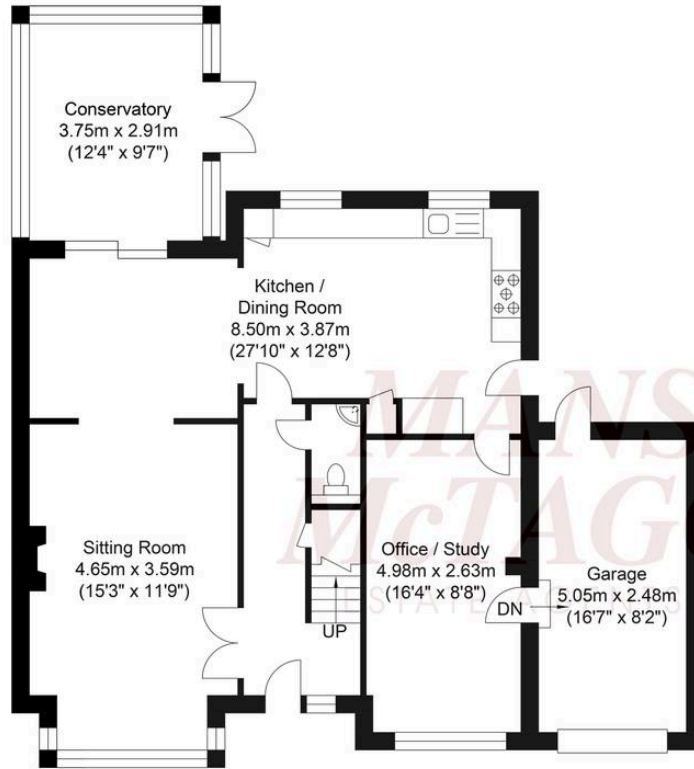
Benefits include double glazed windows, megaflo water cylinder and gas fired central heating to radiators (Worcester Bosch boiler located in the garage).

A driveway provides parking for 2 vehicles, leading to the integral garage with power and remote controlled roller shutter door. There is an opportunity to widen the parking area, if required.

The 62' x 39' south facing garden offers a good degree of privacy and is predominantly lawned with well stocked borders, paved patio 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  
1096.52 sq ft  
(101.87 sq m)

First Floor  
Approximate Floor Area  
655.84 sq ft  
(60.93 sq m)

Approximate Gross Internal Area (Including Garage) = 162.80 sq m / 1752.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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