



9 Ringley Road, Horsham, RH12 4AS

Guide Price **£450,000 – £475,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- 2 reception rooms
- Beautifully presented and skilfully improved semi detached bungalow
- Driveway for 2 vehicles and garage
- Private west facing garden
- No onward chain
- Built in the 1950s
- Scope to convert loft similar to nearby homes
- Close to transport links, schools, shops, walks and Horsham town centre

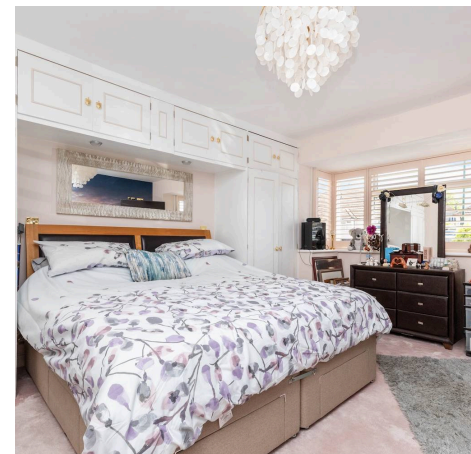
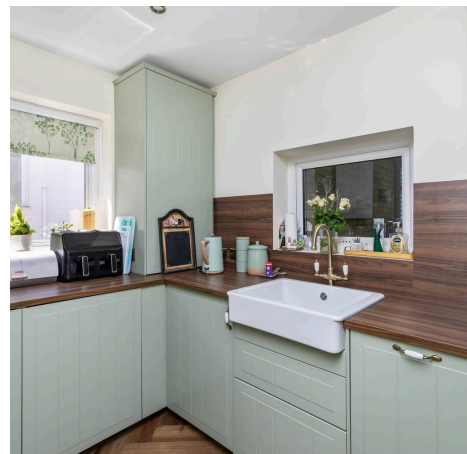
A beautifully presented and greatly improved 2 double bedroom, 2 reception room semi detached bungalow, built in the 1950s with driveway for 2 vehicles, garage, landscaped west facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A beautifully presented and greatly improved 2 double bedroom, 2 reception room semi detached bungalow, built in the 1950s with driveway for 2 vehicles, garage, landscaped west facing garden and no onward chain. The property is situated in a most convenient location for excellent schools, walks, major transport links and the town centre.

The accommodation comprises: entrance hallway with loft access which lends itself for conversion, walk-in storage (previously a cloakroom and could be re-instated) and shower room.

The bay fronted principal bedroom is equipped with fitted storage and the guest bedroom is comfortably a double.

The great sized sitting room with fireplace leads into the family/dining room with cosy roof and French doors onto the garden.

The kitchen has been skilfully re-designed with an attractive range of units and integrated appliances.

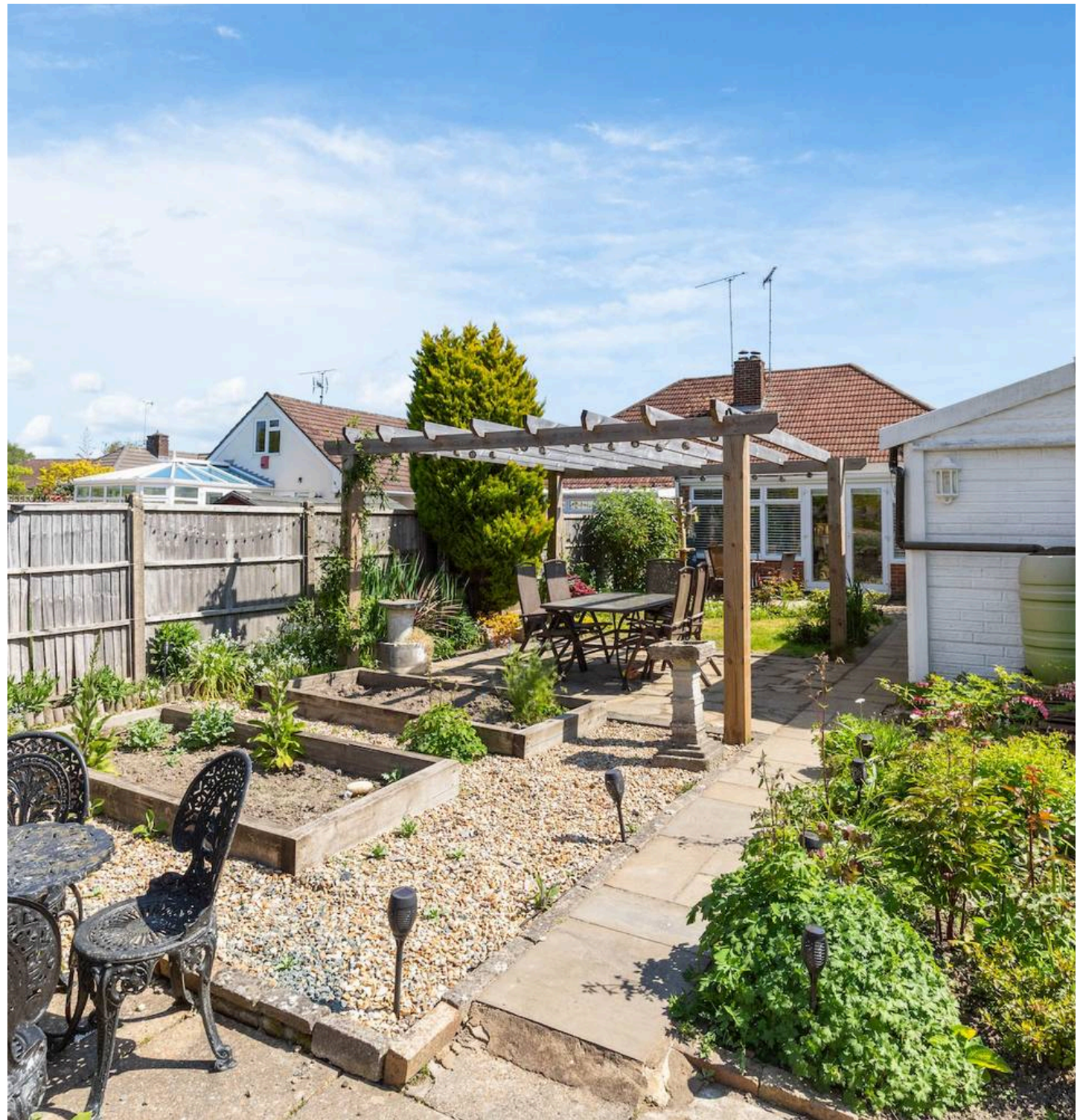
Benefits include newly re-plastered and re-decorated, bespoke shutters, new wiring, double glazed windows and newly installed wet under floor heating system (Worcester Bosch combination boiler located in the kitchen).

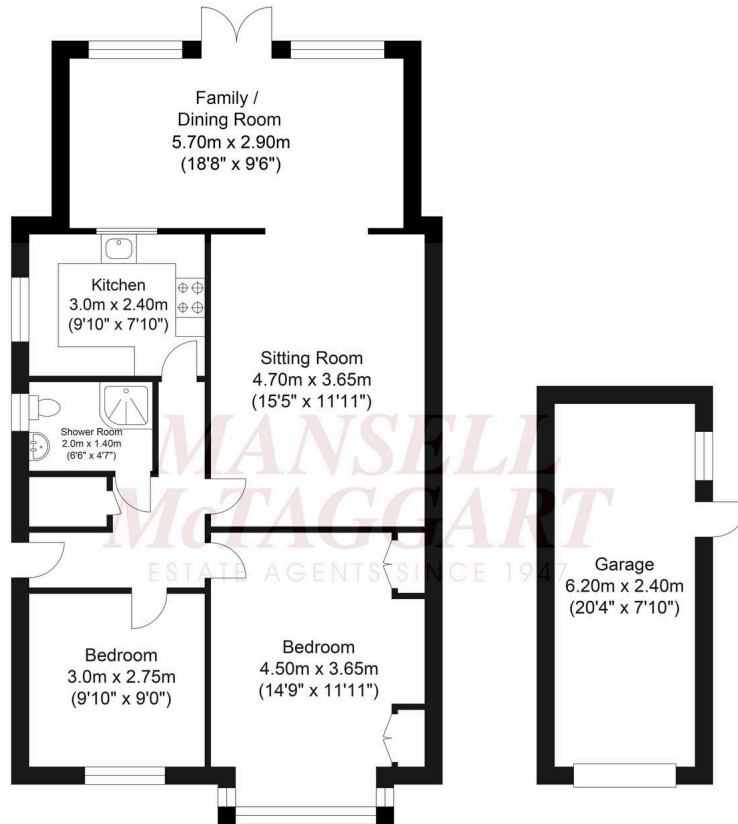
A driveway provides parking for 2 vehicles and a shared drive leads to the garage.

The 62' x 26' west facing garden has been landscaped and is ideal for gardeners and enjoying the afternoon sunshine.

The garden is lawned with flower beds, seating area with pergola, greenhouse 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
862.40 sq ft
(80.12 sq m)

Garage
Approximate Floor Area
160.16 sq ft
(14.88 sq m)

Approximate Gross Internal Area (Excluding Garage) = 80.12 sq m / 862.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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