



77 Smithbarn, Horsham, RH13 6DT

Guide Price **£825,000 - £850,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 well proportioned bedrooms
- 3 reception rooms
- Detached house built in the 1960s by Croudace Homes
- Driveway for 6 vehicles and garage
- 2 bath/shower rooms
- Private corner plot garden
- No onward chain
- First time to market in 55 years
- Potential to enlarge and improve
- Excellent school catchment and close to transport links and walks

A superbly located 4 bedroom, 3 reception room detached house, built in the 1960s by Croudace Homes with large driveway, garage, corner plot garden and no onward chain.

Council Tax band: F

Tenure: Freehold





A superbly located 4 bedroom, 3 reception room detached house, built in the 1960s by Croudace Homes with large driveway, garage, corner plot garden and no onward chain. The property is situated in the ever so popular east side of Horsham, within easy access of excellent schools, major transport links and beautiful walks in St. Leonards forest.

The accommodation comprises: entrance hallway with storage, shower room and well proportioned double aspect sitting room.

The family room leads into the formal dining room with French doors on the garden.

The kitchen is fitted with an attractive range of units, space for appliances with useful utility room and offers an opportunity to incorporate the dining and family room, if required.

A staircase rises to the first floor with airing cupboard and access into the loft which pull-down ladder.

The principal bedroom is equipped with ample fitted storage, 3 further good sized bedrooms and family bathroom.

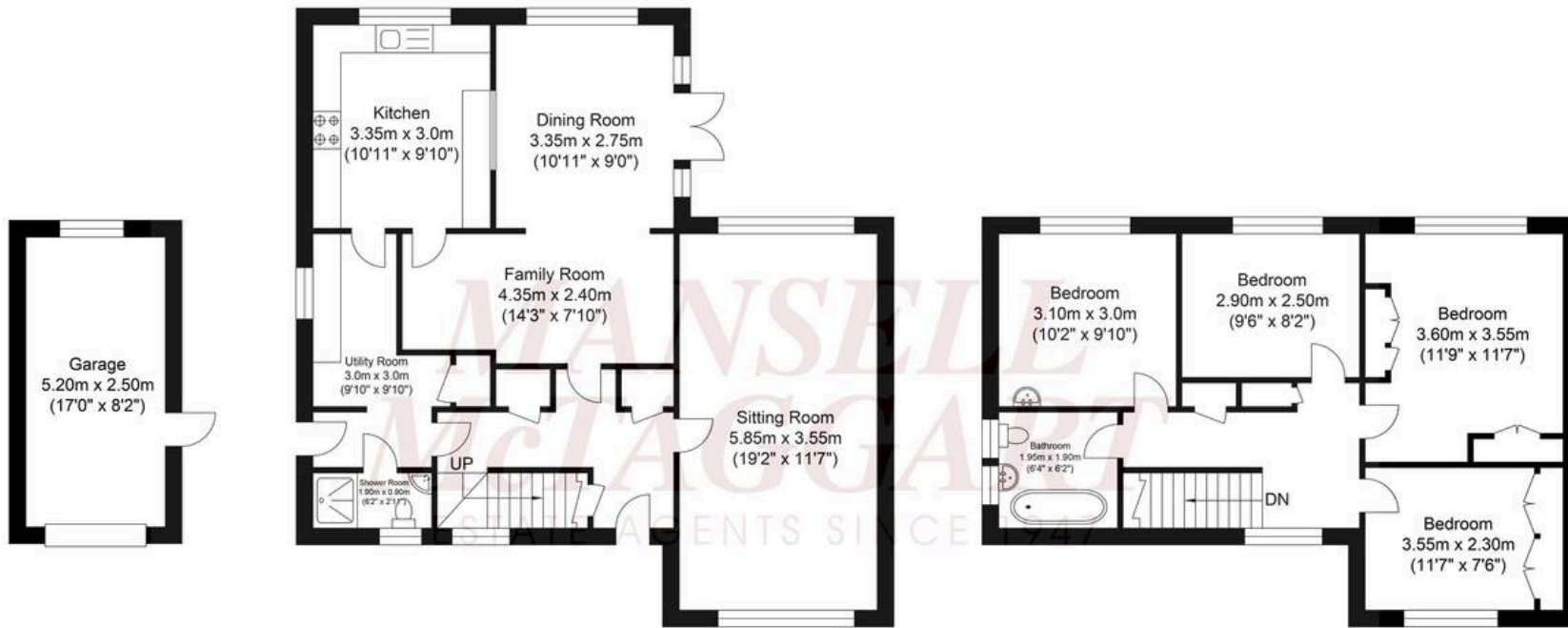
Benefits include double glazed windows and gas fired central heating to radiators (newly installed Worcester Bosch boiler located in the utility room).

The driveway provides parking for at least 6 vehicles, leading to the 17' x 8'2 garage with power. The driveway and front garden measures 77' wide x 90' deep (maximum measurement).

The 75' wide x 52' deep corner plot rear garden (maximum measurement) offers an excellent degree of privacy and is predominantly lawned with well established borders, paved patio, shed 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.





Garage
Approximate Floor Area
139.93 sq ft
(13.0 sq m)

Ground Floor
Approximate Floor Area
892.75 sq ft
(82.94 sq m)

First Floor
Approximate Floor Area
631.62 sq ft
(58.68 sq m)



Approximate Gross Internal Area (Excluding Garage) = 141.62 sq m / 1524.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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