



36 Beech Road, Horsham, RH12 4NP

Guide Price **£425,000 – £435,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 reception rooms
- Well presented semi detached house built in the 1960s
- Driveway for 3 vehicles and EV charge point
- Garage with power
- Pretty south east garden with privacy
- Vendor suited
- Close to country walks, shopping facilities, transport links and schools

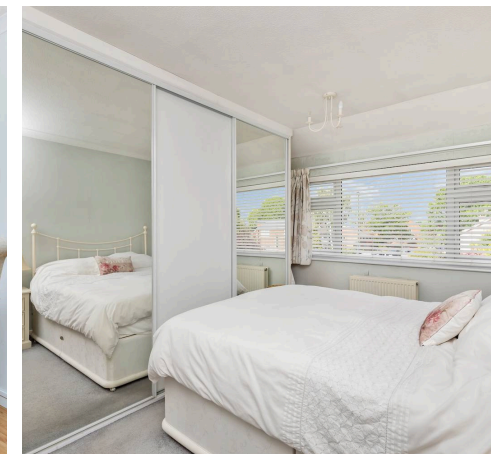
A well located and good sized 3 bedroom, 3 reception room semi detached house, built in the 1960s with driveway for 3 vehicles, garage and south east facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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

The property is situated on a popular residential development, close to transport links, beautiful walks, highly regarded schools and shopping facilities.

The accommodation comprises: entrance porch, cloakroom, hallway and sitting room with fireplace.

The sitting room leads into the dining room and separate conservatory with under floor heating.

The kitchen has been refitted with an attractive range of Shaker style units, space for domestic appliances and rear access.

Upstairs there are 3 bedrooms (2 doubles and 1 single) and family bathroom.

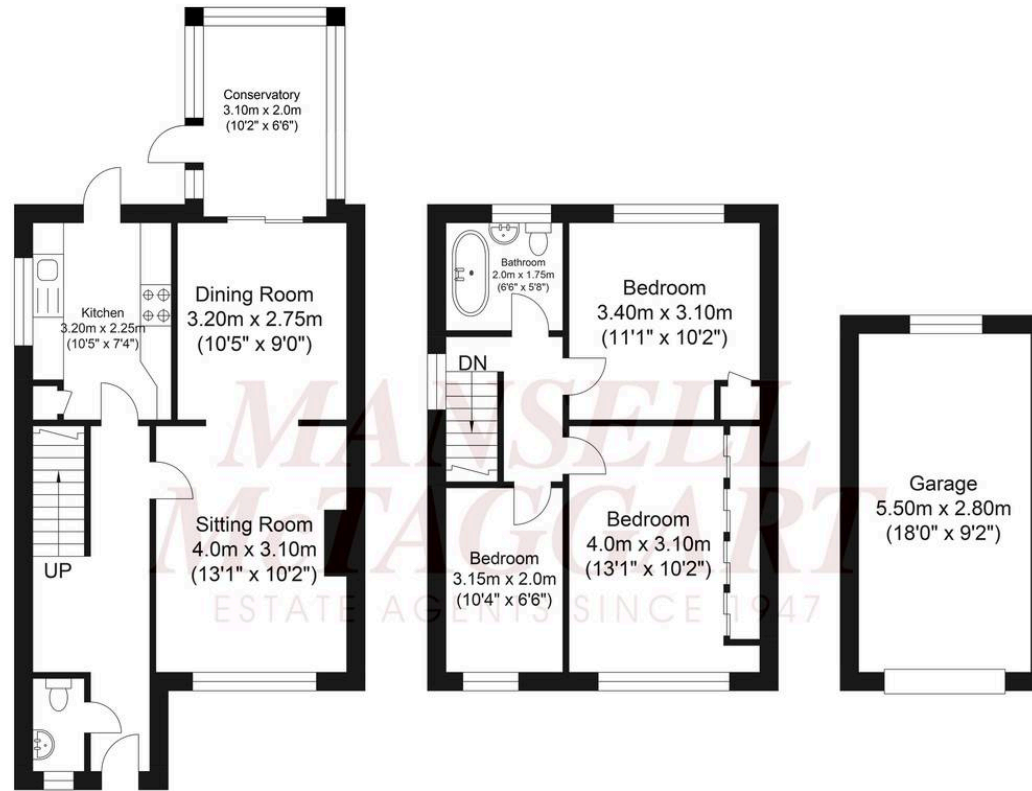
Benefits include double glazed windows and gas fired central heating to radiators.

A driveway provides parking for 2 vehicles and EV charge point. A gate leads to further parking for 1 potentially 2 smaller vehicles. A garage with power provides ample storage.

The 46' x 26' south east facing rear garden provides a good degree of privacy and is lawned with well established borders, paved patio and further seating area which is prime for family get-togethers.

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
502.56 sq ft
(46.69 sq m)

First Floor
Approximate Floor Area
400.74 sq ft
(37.23 sq m)

Garage
Approximate Floor Area
165.76 sq ft
(15.40 sq m)



Approximate Gross Internal Area (Excluding Garage) = 83.92 sq m / 903.30 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