



2 Howard Place, Horsham, RH12 1FY

Guide Price £700,000 – £725,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 great sized bedrooms
- 3 storey end of terrace house of 2,134 sq ft built in 2019 by Berkeley Homes
- Superb south facing kitchen/dining/sitting room
- 2 en suite bedrooms with dressing rooms
- Bespoke dressing room and study/office
- No onward chain
- Driveway for 2 vehicles and garage with EV point
- South facing garden
- Close to café, schools, shops, walks and transport links

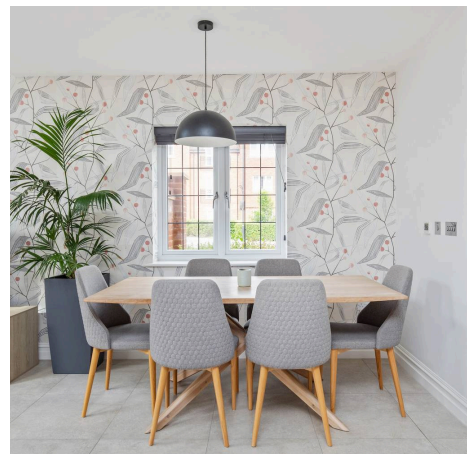
A superbly presented and sizeable 4 bedroom, 3 storey end of terrace house of 2,134 sq ft, built in 2019 by Berkeley Homes with 2 en suites, driveway for 2 vehicles, garage, south facing garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



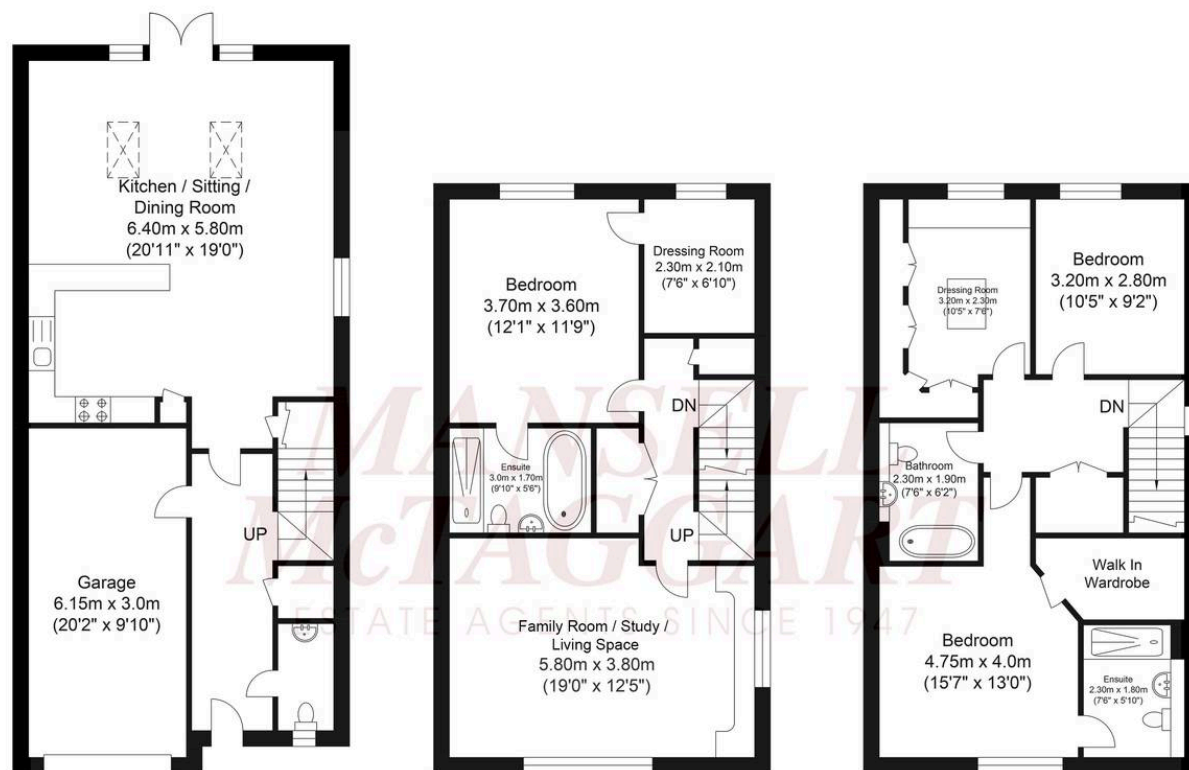


A superbly presented and sizeable 4 bedroom, 3 storey end of terrace house of 2,134 sq ft, built in 2019 by Berkeley Homes with 2 en suites, driveway for 2 vehicles, garage, south facing garden and no onward chain. The accommodation comprises: entrance hallway with access into the integral garage, utility cupboard and separate cloakroom. The kitchen/dining/sitting room is perfect for entertaining with useful under stairs storage and French doors onto the south facing garden. The kitchen is fitted with an attractive range of units and integrated appliances that include oven, microwave, induction hob, extractor, dishwasher, fridge/freezer, wine cooler and water softener. On the first floor there is a family room/study/living space is fitted with custom desk and storage by Kingswood Interiors - ideal for those that work from home. The principal bedroom is equipped with a dressing room and en suite shower/bathroom. On the second floor there loft access with pull-down ladder (not boarded). The double sized guest bedroom comes with a dressing room and en suite shower room. A further double bedroom, formal dressing room with bespoke cabinetry by Kingswood Interiors and modern bath/shower room completes the accommodation. Benefits include Amtico flooring, double glazed windows, gas fired central heating to radiators on first and second floor (boiler located in the airing cupboard), wet under floor heating system to ground floor, megaflo water cylinder, Ring camera with flood lights and remainder of NHBC guarantee. A driveway provides parking for 2 vehicles, leading to the integral garage with power, bike wall racks, added storage area and EV charge point. The 39' x 29' south facing garden offers a good degree of privacy and is lawned with well stocked borders, Sandstone patio and rear access. An enclosed section of the garden is perfect for pets or growing vegetables and herbs. Site charge: £360.19 per annum.



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
810.95 sq ft
(75.34 sq m)

First Floor
Approximate Floor Area
661.87 sq ft
(61.49 sq m)

Second Floor
Approximate Floor Area
661.87 sq ft
(61.49 sq m)



Approximate Gross Internal Area (Including Garage) = 198.32 sq m / 2134.69 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