



60 Wallis Way, Horsham, RH13 6ST

Guide Price **£325,000 – £335,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- 2 reception rooms
- Well presented mid terraced built in the 1980s
- No onward chain
- Garden with privacy
- Driveway for 1 vehicle
- Quiet but conveniently located
- Close to schools, transport links and walks

A well presented 2 double bedroom, 2 reception room mid terraced house, built in the 1980s with driveway, private garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented 2 double bedroom, 2 reception room mid terraced house, built in the 1980s with driveway, private garden and no onward chain.

The property is situated on a popular development, close to excellent schools, major transport links and superb views in the nearby Owlbeech & Leechpool woods.

The accommodation comprises: entrance porch with cloaks storage, sitting room and kitchen/dining room fitted with a selection of units, space for domestic appliances and useful storage cupboard.

A door leads into the well proportioned conservatory.

A staircase from the sitting room rises to the first floor with 2 good sized bedrooms with ample fitted storage and modern bathroom with airing cupboard.

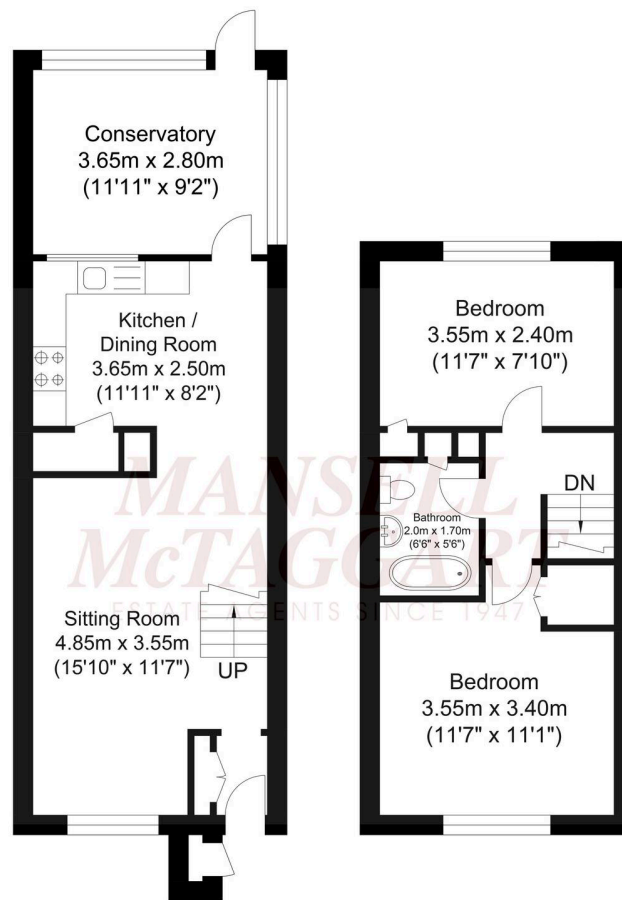
Benefits include double glazed windows, re-decorated and warm air heating (boiler located in the kitchen/dining room).

A driveway provides parking for 1 vehicle.

The 65' rear garden offers a good degree of privacy and is lawned with well stocked borders, paved patio and power supply. A timber framed shed provides storage and a gate leads to the rear.

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
431.74 sq ft
(40.11 sq m)

First Floor
Approximate Floor Area
320.97 sq ft
(29.82 sq m)



Approximate Gross Internal Area = 69.93 sq m / 752.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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