



10 Watercress Place, Horsham, RH13 6TT

Guide Price £435,000 to £450,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Immaculately presented semi detached house built in 2002
- No onward chain
- Driveway for 3/4 vehicles
- Secluded corner plot garden with ample room to extend into
- Beautifully designed and refitted kitchen
- Re-modelled bathroom and en suite
- Excellent school catchment area
- Close to major road links, railway station, Owlbeech & Leecehpool woods and the town centre

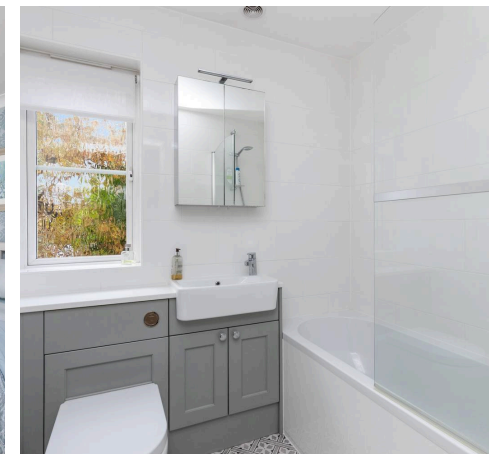
A beautifully presented and rarely available 2 double bedroom semi detached house, built in 2002 by Sunley Homes with 2 bath/shower rooms, superb kitchen, driveway for 3-4 vehicles, private corner plot garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A beautifully presented and rarely available 2 double bedroom semi detached house, built in 2002 by Sunley Homes with 2 bath/shower rooms, superb kitchen, driveway for 3-4 vehicles, private 101' x 34' (maximum measurement) corner plot garden and no onward chain.

The accommodation comprises: entrance hallway, cloakroom and well proportioned 18'8 × 15'3 sitting/dining room with French doors onto the garden and under stairs storage.

The fantastic kitchen/dining room has been refitted with an attractive range of Shaker style units, integrated Neff appliances and Quartz work surfaces.

On the first floor there is are 2 fitted cupboards and access into the loft space.

The good sized principal bedroom is equipped with fitted wardrobes and remodelled en suite shower room.

The double sized guest bedroom lends itself to conversion into 2 separate bedrooms, if required and the family bathroom has been luxuriously improved in recent years.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/dining room).

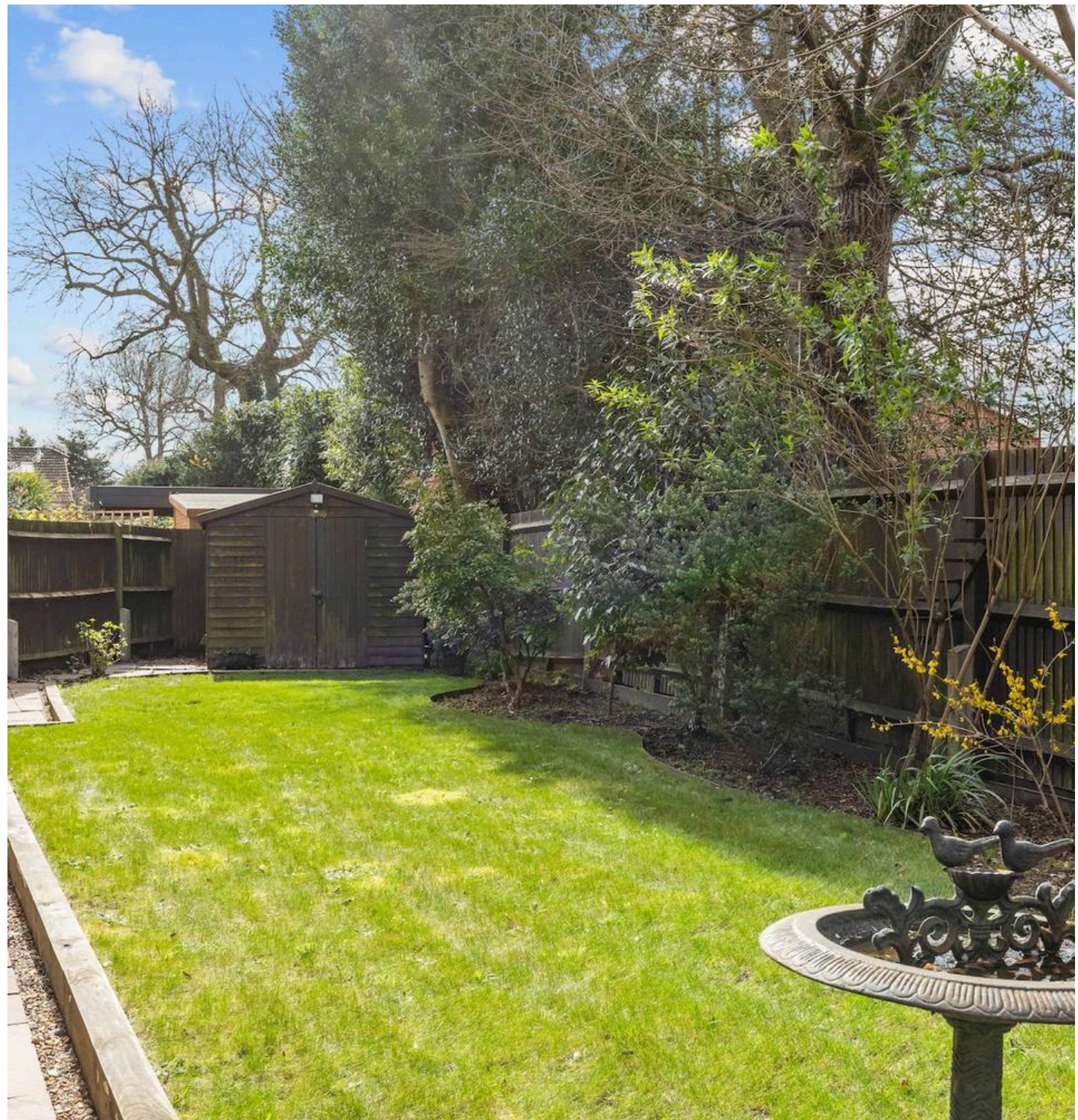
A driveway provides parking for 3-4 vehicles.

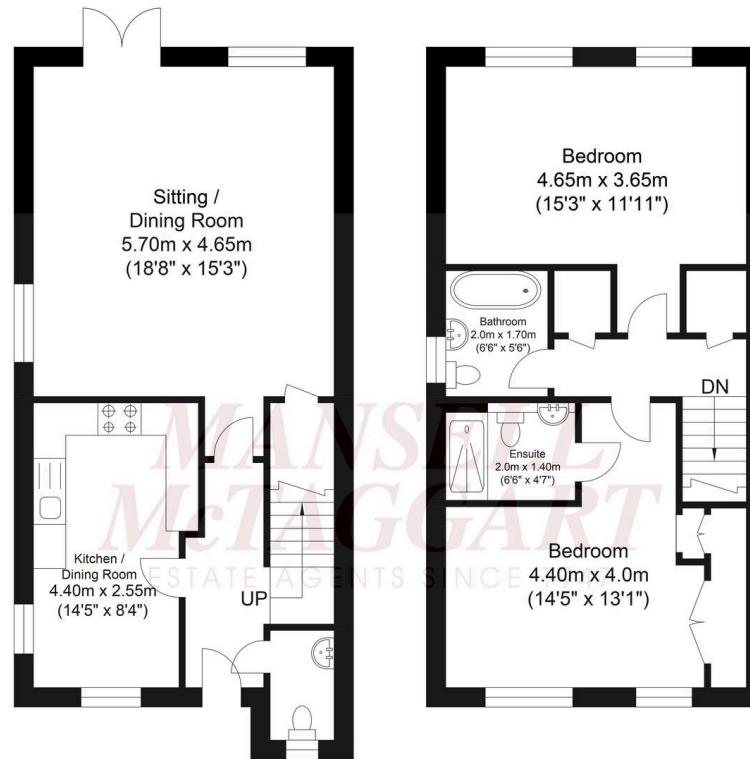
The 101' x 34' (maximum measurement to include the driveway and garden) corner plot faces west and north and offers an excellent degree of privacy. The garden is predominantly lawned with stocked borders, Sandstone patio and timber framed shed.

There is an opportunity to erect a studio or garage subject to the necessary planning consents.

NB. The estate charge is £439 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
 489.11 sq ft
 (45.44 sq m)

First Floor
 Approximate Floor Area
 480.50 sq ft
 (44.64 sq m)

Approximate Gross Internal Area = 90.08 sq m / 969.61 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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