



29 Hurst Avenue, Horsham, RH12 2EL  
£600,000

**MANSELL  
McTAGGART**  
Trusted since 1947

- 4 well proportioned bedrooms (3 doubles and 1 single)
- 2 reception rooms with open fires
- Superbly located 3 storey semi detached house built in the 1930s
- Family sized vaulted kitchen/dining room with utility room
- Private garden with direct access onto playing fields
- Solar panels commanding income
- Driveway which could be extended
- Quiet and convenient location near to schools, Horsham park, railway station and town centre
- Beautiful outlook

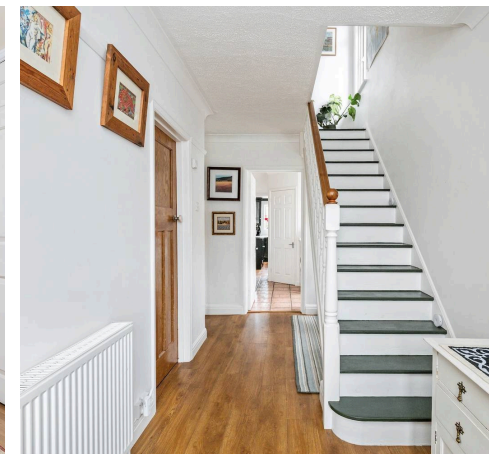
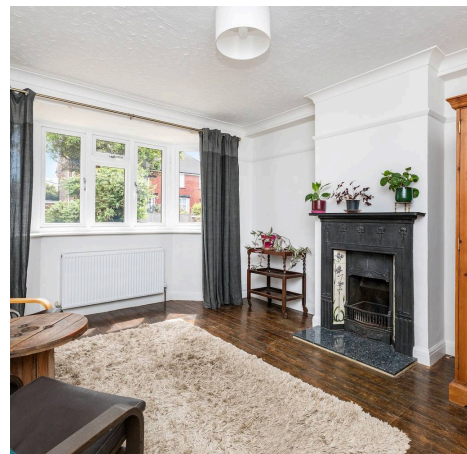
A superbly positioned and peacefully located 4 bedroom, 2 reception room, 3 storey semi detached house, built in the 1930s with driveway, family sized vaulted kitchen/dining room, private garden and fantastic outlook over Collyer's playing fields.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



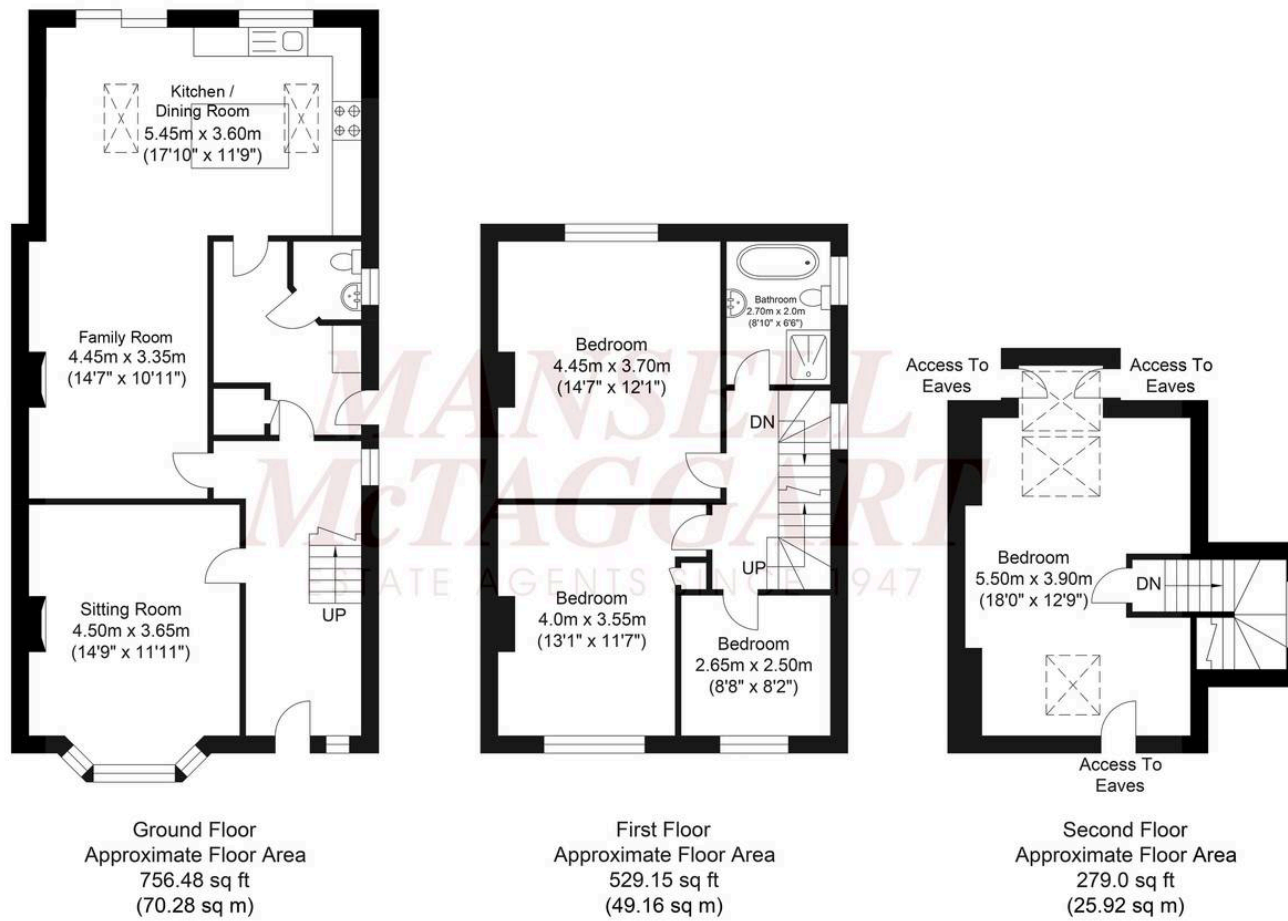


A superbly positioned and peacefully located 4 bedroom, 2 reception room, 3 storey semi detached house, built in the 1930s with driveway, family sized vaulted kitchen/dining room, private garden and fantastic outlook over Collyer's playing fields. The property is situated on this popular residential road, within striking distance of the railway station, town centre, highly regarded schools and Horsham park. The accommodation comprises: entrance hallway with ample space for coats, shoes and pushchairs and bay fronted sitting room with open fire. From the hallway there is access into a cosy family room with open fire which leads through to a fabulous vaulted kitchen/dining room with sliding doors onto the garden. The kitchen is fitted with an attractive range of Shaker style units, integrated appliances and breakfast island with Granite work top. A door from the kitchen enters the utility room with side access and separate cloakroom. The staircase from the hallway rises to the first floor with 3 good sized bedrooms (2 doubles and 1 single) and family bath/shower room. A wider staircase leads onto the 2nd floor with a double sized guest bedroom with outstanding outlook over the playing fields and also benefiting from some rather breath-taking sunsets. Benefits include double glazed windows, gas fired central heating to radiators (combination boiler located in the kitchen) and solar panels which we have been advised commands an income of approximately £1,000 - £1,400 per annum. A brick driveway provides parking for 1 vehicle and an additional 2 spaces could be created, if required. The 69' x 26' rear garden is predominantly lawned with well stocked borders, paved patio and summerhouse. A chicken run is located to the rear of the plot and could be converted into a polytunnel or storage facility. A gate provides direct access onto the Collyers playing fields for which the residents have an informal agreement to use outside of school hours.



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.





Approximate Gross Internal Area = 145.36 sq m / 1564.64 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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