



172 New Street, Horsham, RH13 5EJ

Guide Price £550,000 - £575,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms
- Greatly improved Victorian 3 storey semi detached house of 1,1988 sq ft
- Newly fitted kitchen which is perfect for entertaining
- Low maintenance south east facing garden with pergola and summerhouse
- Utility and cloakroom
- Popular centrally located residential road
- Close to country walks, town centre, railway station and Horsham park
- School catchment of excellent schools

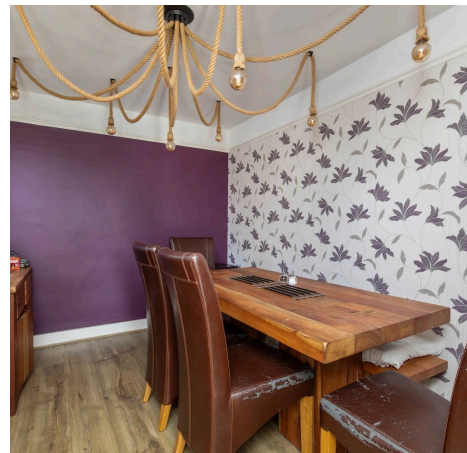
A charming and greatly improved 3 double bedroom, 2 reception room, Victorian 3 storey semi detached house with stunning kitchen, utility room, private south east facing garden and driveway parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A charming and greatly improved 3 double bedroom, 2 reception room, Victorian 3 storey semi detached house of 1,1988 sq ft with stunning kitchen, utility room, private south east facing garden and driveway parking. The property is situated on this popular centrally located road, within striking distance of the railway station, highly regarded schools, Horsham park and the town centre.

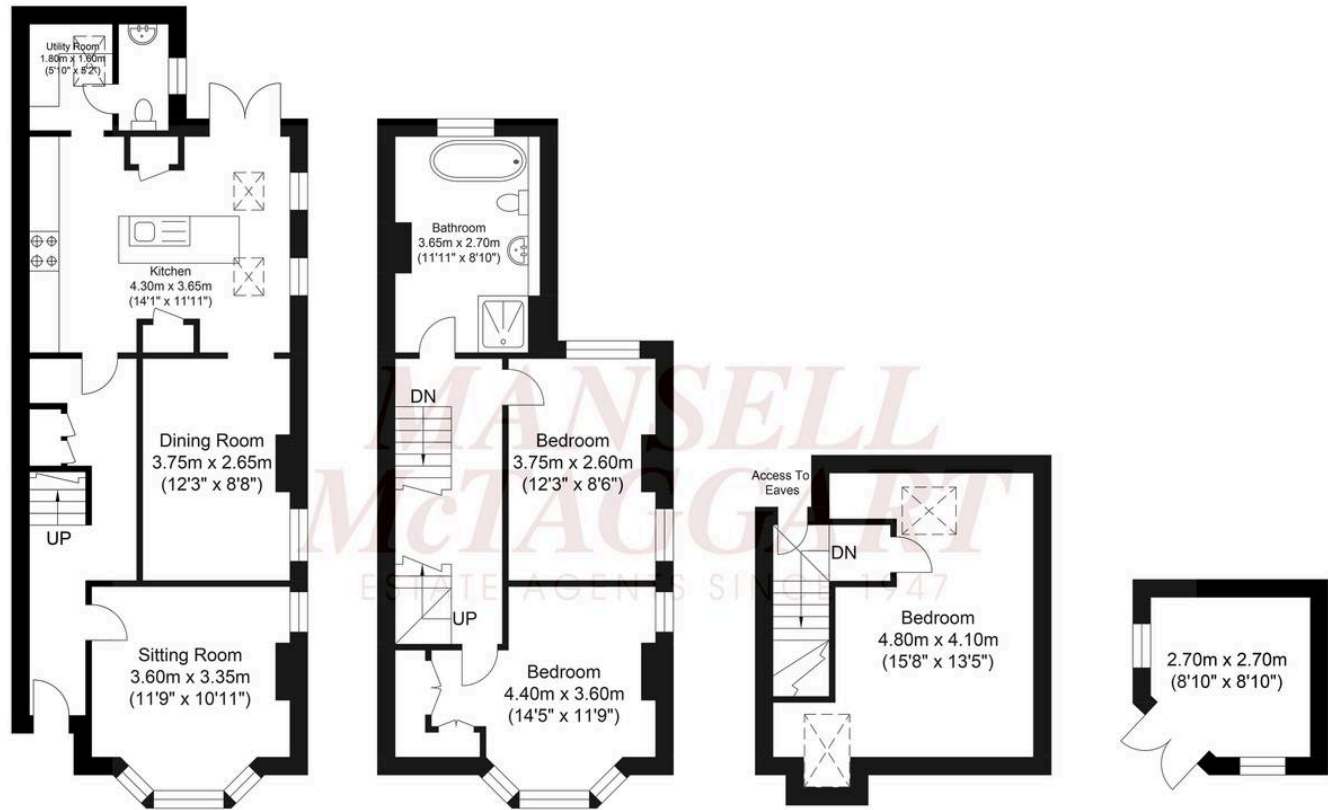
The accommodation comprises: entrance hallway, bay fronted sitting and fantastic kitchen which has been refitted with an attractive range of units, Granite work surfaces and breakfast island. The integrated appliances include oven, combination oven/microwave, warming drawer, wine cooler, gas hob, extractor and space for fridge/freezer. A pair of French doors lead into the garden and a dining room is a perfect size for family get-togethers and parties. The utility room has space for washing machine and dryer and a cloakroom is always handy with a young family. From the hallway a staircase rises to the first floor with bay fronted principal bedroom equipped with ample fitted wardrobes, double sized 2nd bedroom with feature fireplace and large family bath/shower room. On the second floor a guest bedroom is ideal for teenagers or guests.

Benefits include double glazed sash windows, shutters, original internal doors and gas fired central heating to radiators (combination boiler located in the bath/shower room).

The gated driveway is accessed off Oxford Road and is rare in this location. The 49' south east facing rear garden is perfect for those who entertain and require low maintenance. The garden is laid with an artificial lawn, substantial paved patio and path, shed and side gate. A pergola has space for a hot tub and the summerhouse with power could double up as a gym or bar area.

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
547.23 sq ft
(50.84 sq m)

First Floor
Approximate Floor Area
428.29 sq ft
(39.79 sq m)

Second Floor
Approximate Floor Area
222.70 sq ft
(20.69 sq m)

Outbuilding
Approximate Floor Area
72.33 sq ft
(6.72 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 111.32 sq m / 1198.23 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

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