



7 Groombridge Way, Horsham, RH12 1XD

Guide Price **£310,000 – £320,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 good sized bedrooms
- Well presented mid terraced house built in the 1980s
- No onward chain
- South west facing garden
- Allocated parking space and garage
- Potential to create driveway
- Popular and centrally located development
- Close to the town centre, schools and walks

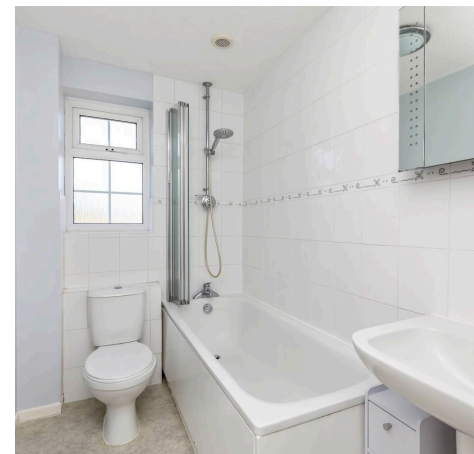
A well presented and conveniently located 2 bedroom mid terraced house, built in the 1980s with parking space, garage, south facing garden and no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented and conveniently located 2 bedroom mid terraced house, built in the 1980s with parking space, garage, south west facing garden and no onward chain. The property is situated on this popular development, close to excellent schools, major transport links, town centre and the river walk.

The accommodation comprises: entrance porch, sitting room and kitchen/dining room fitted with an attractive range of units, space for domestic appliances and French doors onto the garden.

On the first floor there are 2 good sized bedrooms with storage and bathroom.

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

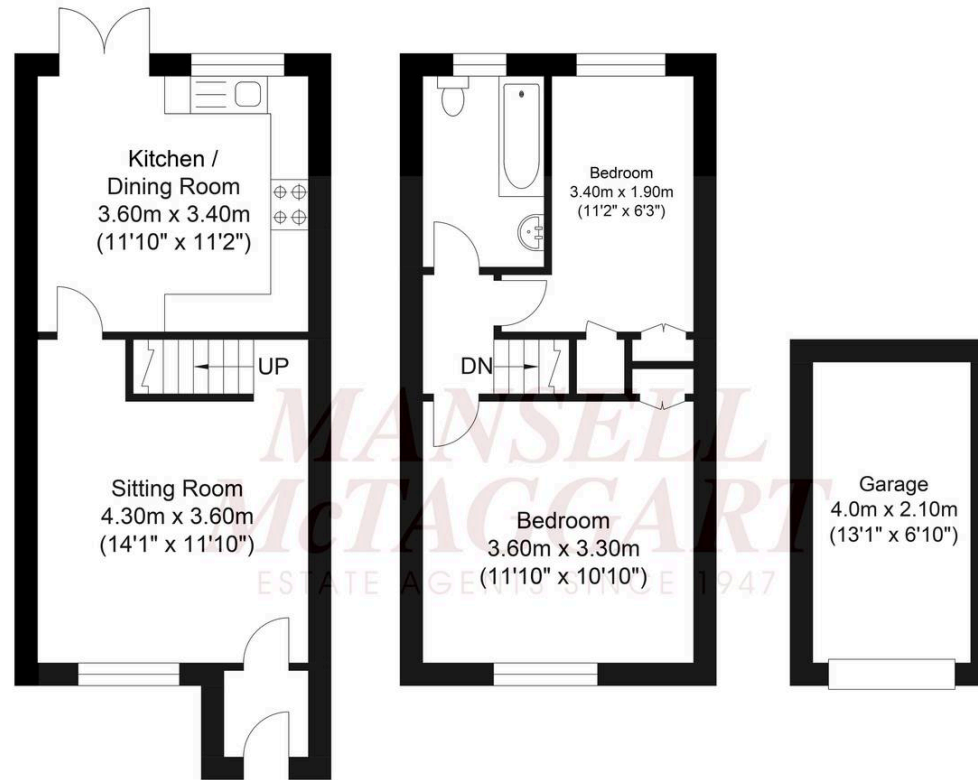
There is an opportunity to create a driveway at the front of the property, if required.

To the rear of the plot there is 1 allocated parking space and garage which offers ample storage.

The 49' south west facing garden is lawned with paved patio and rear access.

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
317.32 sq ft
(29.48 sq m)

First Floor
Approximate Floor Area
302.25 sq ft
(28.08 sq m)

Garage
Approximate Floor Area
90.41 sq ft
(8.40 sq m)

Approximate Gross Internal Area (Excluding Garage) = 57.56 sq m / 619.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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