



103 Cootes Avenue, Horsham, RH12 2AF
£475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double bedrooms
- Semi detached bungalow built in the 1950s
- Potential to enlarge and improve
- No onward chain
- Rear garden with privacy
- Direct access onto the river walk
- Popular development close to schools, corner shop, town centre and transport links
- Peaceful and tucked away position
- Driveway and garage with potential to create further parking

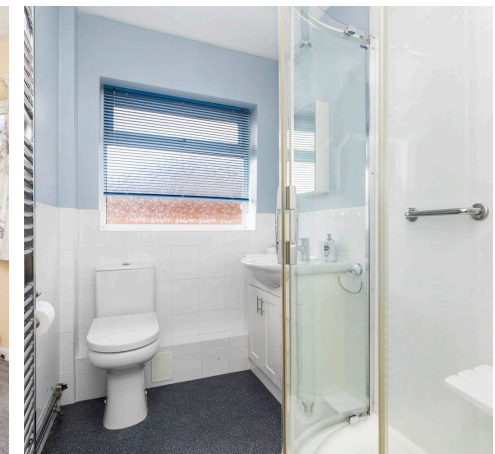
A peacefully located 2 double bedroom semi detached bungalow, built in the 1950s, offering potential to enlarge and improve with private garden providing direct access onto the river walk, driveway, garage and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A peacefully located 2 double bedroom semi detached bungalow, built in the 1950s, offering potential to enlarge and improve with private garden providing direct access onto the river walk, driveway, garage and no onward chain.

The property is situated on this popular residential development, within easy access of excellent schools, major transport links and the town centre.

The accommodation comprises: entrance hallway with access into the loft which lends itself for conversion.

There are 2 double bedrooms (principal bedroom with fitted storage and shower room).

A good sized sitting room has access onto the garden via sliding doors.

The extended kitchen/dining room is fitted with an attractive range of units, space for appliances and door to the rear.

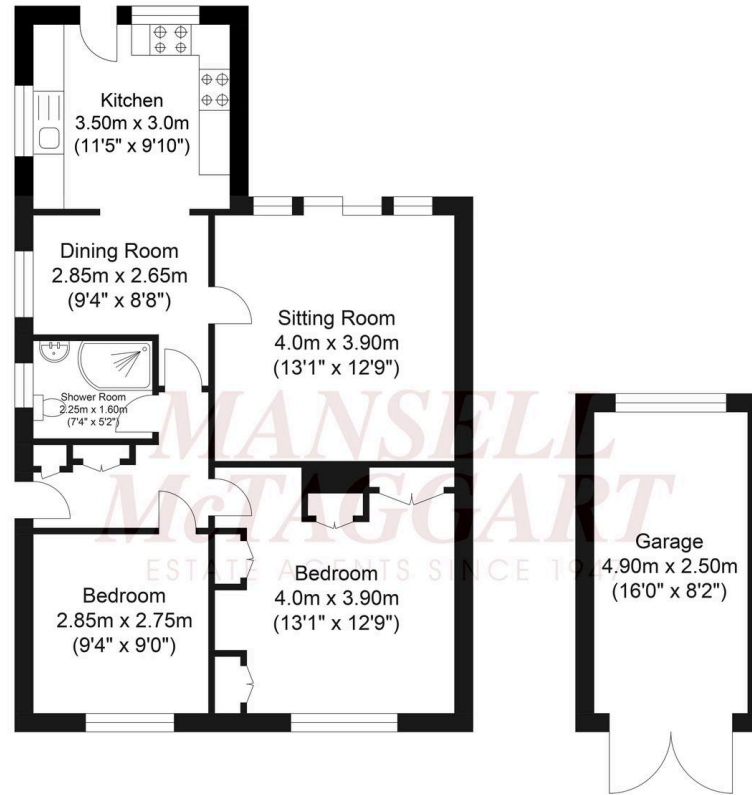
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/dining room).

A shared driveway provides parking for 1 vehicle in front of the detached garage. The front garden could be converted into a formal driveway, if required.

The 59' x 36' rear garden offers an excellent degree of privacy and is predominantly lawned with established borders and paved patio. A gate leads onto the river walk which is prime for dog walking.

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
703.95 sq ft
(65.40 sq m)

Garage
Approximate Floor Area
131.85 sq ft
(12.25 sq m)

Approximate Gross Internal Area (Excluding Garage) = 65.40 sq m / 703.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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