



18 Old Millmeads, Horsham, RH12 2LZ

Guide Price **£775,000 – £800,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —



A rarely available and superbly located 4 double bedroom, 3 reception room detached house, built in 1964 with 2 garages, secluded south east facing garden and no onward chain. This is the first time to the market since built and does require complete modernisation but offers the new owners a great opportunity to create their perfect home. This property is situated on an extremely popular development, close to excellent schools, major transport links, Horsham park, beautiful country walks in Warnham nature reserve and the town centre.

The accommodation comprises: enlarged entrance hallway which is plenty big enough for pushchairs, coats and shoes, cloakroom and family room with storage (formerly the garage). The great sized sitting room features a fireplace and French doors onto the garden. A formal dining room leads into the kitchen with side access and offers scope to incorporate the 2 rooms into a family sized kitchen/dining room. A staircase from the entrance hallway rises to the first floor with 4 generous sized double bedrooms and family bathroom.

Benefits include double glazed windows and oil fired central heating to radiators (boiler located in the kitchen). There is a gas supply to the road but not into the property and the potential purchasers should factor into their budget a new central heating system.

A driveway provides parking for 2 vehicles, leading to the garage with attached store utility/store room. An additional driveway provides parking for 1 vehicle, leading to a further garage which could be converted into an office, playroom or gym. The 75' x 56' south east facing garden is a particular feature and offers an excellent degree of privacy. The garden is predominantly lawned with mature borders, paved patio and side access.

- 4 double sized bedrooms
- 3 reception rooms
- Detached house built in 1964
- 2 driveway and 2 garages
- South east facing garden with privacy
- Scope to modernise and extend
- No onward chain
- Popular development close to railway station, schools, shops and walks
- First time to market since built

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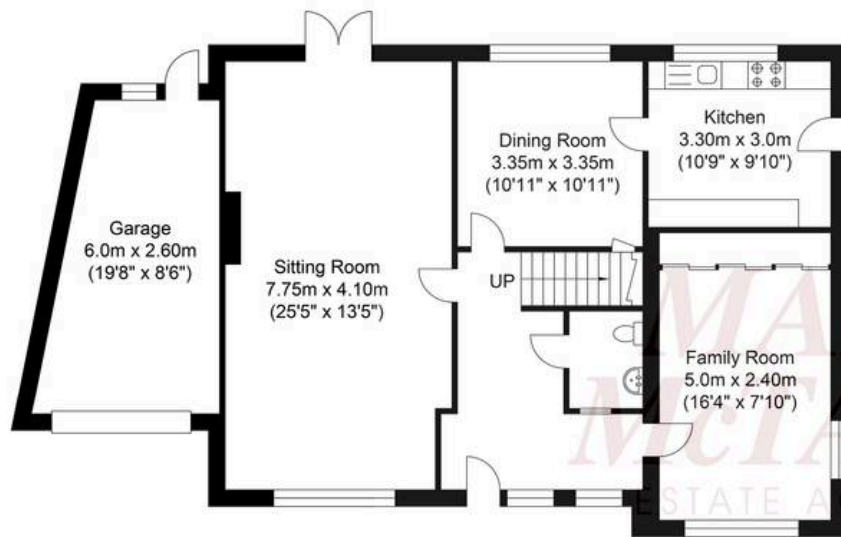
Council Tax band: TBD

Tenure: Freehold

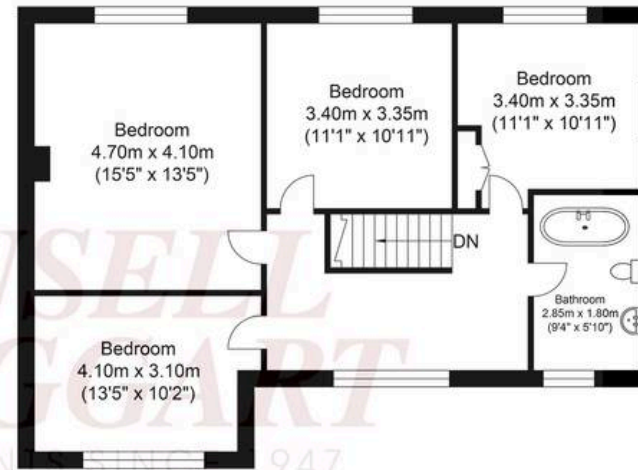


The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the 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.

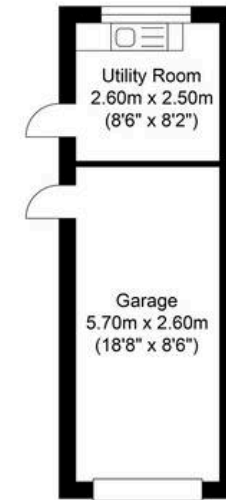




Ground Floor
Approximate Floor Area
1092.86 sq ft
(101.53 sq m)



First Floor
Approximate Floor Area
798.03 sq ft
(74.14 sq m)



Garage
Approximate Floor Area
232.28 sq ft
(21.58 sq m)



Approximate Gross Internal Area (Excluding Garage) = 160.71 sq m / 1729.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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