



22 Englefield, Horsham, RH12 1UW

Guide Price **£290,000 - £310,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 good sized bedrooms
- Greatly improved mid terraced house built in the 1980s
- Vendor suited
- Attractive south facing garden
- Allocated parking space
- New kitchen and bathroom
- Ideal first time or investment purchase
- Popular residential development close to transport links, schools, walks and town centre

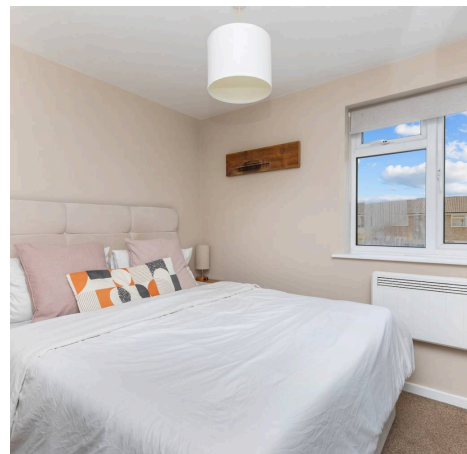
A greatly improved and conveniently located 2 bedroom mid terraced house, built in the 1980s with south facing garden and allocated parking space.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A greatly improved and conveniently located 2 bedroom mid terraced house, built in the 1980s with south facing garden and allocated parking space. The property is situated on a popular development, within easy access of major transport links, town centre, and country walks.

The accommodation comprises: entrance hallway, kitchen refitted with an attractive range of gloss units, integrated appliances and space for fridge/freezer.

A door leads into the sitting/dining room with French doors onto the south facing garden.

From the hallway a staircase rises to the first floor with part boarded loft offering ample storage.

The principal bedroom has space for wardrobes, airing cupboard and enjoys a pleasant outlook over the garden.

The second bedrooms is a good sized single and the newly re-modelled bathroom (updated in the last 12 months) completes the first floor accommodation.

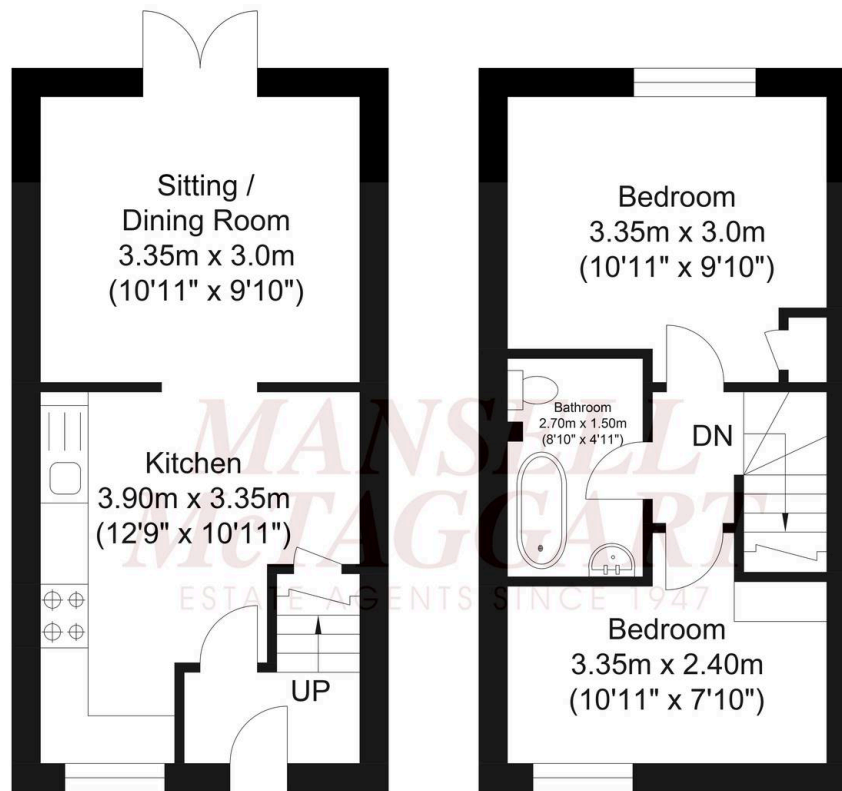
Benefits include electric heating, double glazed windows and Karndean flooring.

The 26' x 13' pretty south facing garden is lawned with some new fencing, stocked borders, newly laid paved patio and rear access.

A gate leads onto the parking area with 1 designated space.

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
252.41 sq ft
(23.45 sq m)

First Floor
Approximate Floor Area
252.41 sq ft
(23.45 sq m)



Approximate Gross Internal Area = 46.90 sq m / 504.82 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

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a