



1 Broadwood Close, Horsham, RH12 4JX

Guide Price **£410,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms - 2 doubles and 1 single
- 2 reception rooms
- Semi-detached house of 1,008 sq ft built in the 1960s
- Driveway and garage and potential for additional parking
- Scope to improve and enlarge to the side and rear of property
- 59' x 39' south facing corner plot with privacy
- No onward chain
- Popular development close to transport links, schools, walks, and town centre

A good sized and well located 3 bedroom, 2 reception room semi-detached house of 1,008 sq ft, built in the 1960s with driveway, garage, south facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





A good sized and well located 3 bedroom, 2 reception room semi-detached house of 1,008 sq ft, built in the 1960s with driveway, garage, south facing garden and no onward chain.

The property is situated on a popular development, within striking distance of excellent schools, major transport links, country walks, and Horsham town centre.

The accommodation comprises: entrance porch, hallway, sitting room with fireplace and family room/occasional bedroom.

The kitchen is fitted with a good selection of units and integrated appliances. There is an opportunity to open up the kitchen into the 2 reception rooms, if required. A door from the kitchen leads into the garden room/conservatory which requires some attention.

From the hallway a staircase rises to the first floor with access into a part boarded loft.

The principal bedroom is equipped with fitted storage, 2 further bedrooms (1 double and 1 single) and bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch combination boiler located in 3rd bedroom).

A driveway accessed off Greenfields Road provides parking for 1 vehicle and leads to the garage.

Additional parking could be created to the front of the property, similar to neighbouring homes.

The 59' x 39' south facing corner plot offers an excellent degree of privacy and is predominantly lawned with established borders, patio, side access, and gate leading onto the driveway.

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.





Approximate Gross Internal Area (Excluding Garage) = 93.72 sq m / 1008.79 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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