



40 Broadwood Close, Horsham, RH12 4JY

Guide Price **£340,000 – £350,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- 2 reception rooms - sitting room with wood burner and conservatory with air conditioning
- Well presented Neo-Georgian mid terraced house
- Superb 66' garden with privacy
- Ample resident parking and garage
- Peaceful and popular residential close
- Close to schools, railway station, Gatwick Airport, walks and shopping facilities

A well presented 2 double bedroom, 2 reception room Neo-Georgian mid terraced house, built in the 1970s with 66' garden and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





A well presented 2 double bedroom, 2 reception room Neo-Georgian mid terraced house, built in the 1970s with 66' garden and garage.

The property is situated in a peaceful position, within striking distance of the railway station, excellent schools, beautiful walks and Horsham town centre.

The accommodation comprises: entrance hallway, bay fronted sitting/dining room with wood burner and conservatory with air-conditioning and doors to rear.

The kitchen is fitted with an attractive range of units and space for appliances. There is an opportunity to open up the kitchen and dining area/conservatory which would create a fantastic open plan space.

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

The principal is equipped with storage and the guest bedroom is a well proportioned double.

The bathroom has been refitted in recent years.

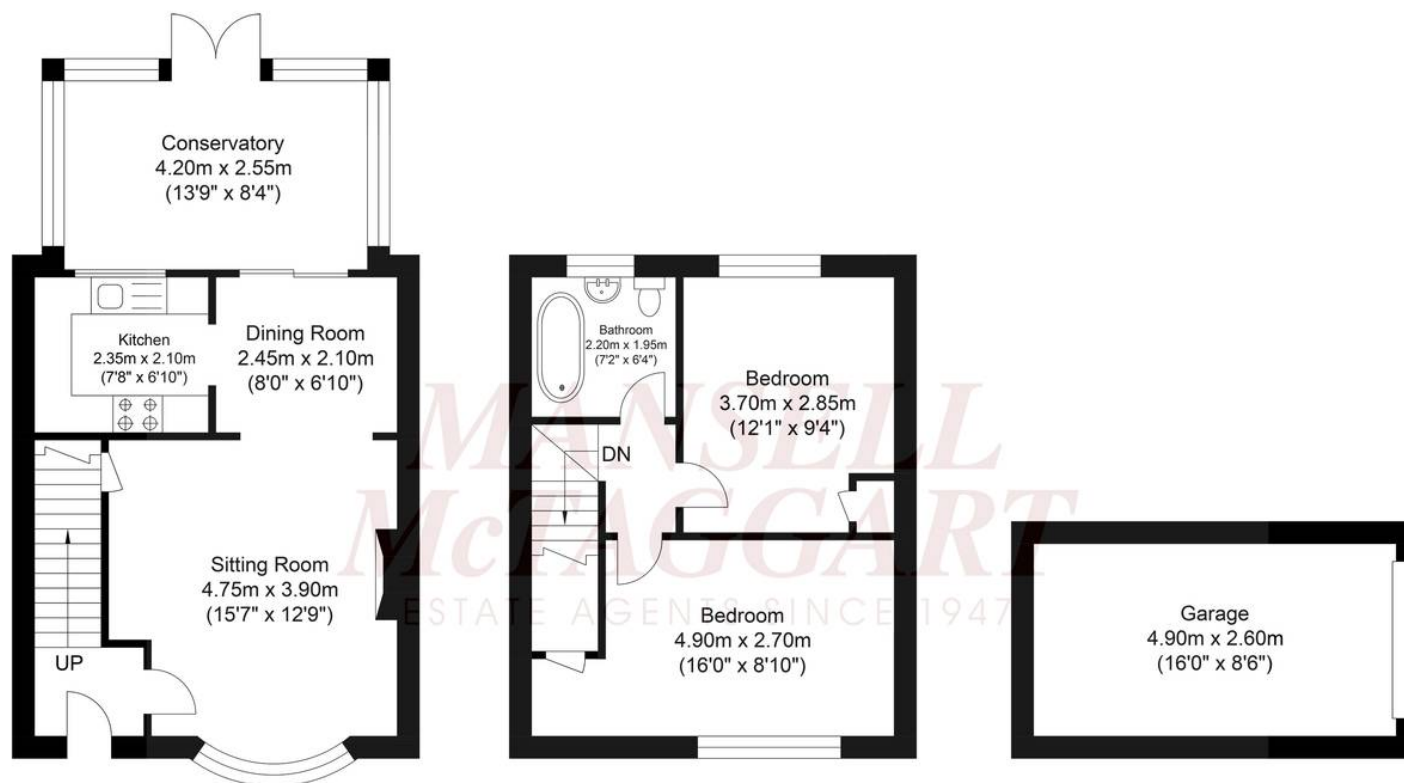
Benefits include double glazed windows and gas fired central heating to radiators (replaced Worcester Bosch boiler located in the 2nd bedroom).

The 66' x 16' rear garden offers an excellent degree of privacy and is predominantly lawned with stocked borders and paved patio. A shed and greenhouse are located to the rear of the plot and could be replaced with a studio/office, if required.

There is ample resident parking within the close and this property has the benefit of a garage in a nearby block.

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
449.50 sq ft
(41.76 sq m)

First Floor
Approximate Floor Area
327.0 sq ft
(30.38 sq m)

Garage
Approximate Floor Area
137.13 sq ft
(12.74 sq m)

Approximate Gross Internal Area (Excluding Garage) = 72.14 sq m / 776.50 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