


# 11 Primrose Copse, Horsham, RH12 5PY

Guide Price £360,000 - £370,000

MANSELL McTAGGART
Trusted since 1947

- 2 bedrooms - 1 double and 1 single
- Beautifully presented end of terrace house built in the 1990s
- Driveway for 2 vehicles and garage with power
- Peaceful location close to schools, transport links, walks and the town centre
- Potential to convert loft and garage
- Garden with privacy
- Vendor suited

A superbly presented and greatly improved 2 bedroom end of terrace house, built in the 1990s with driveway for 2 vehicles, garage and garden with privacy.

Council Tax band: D

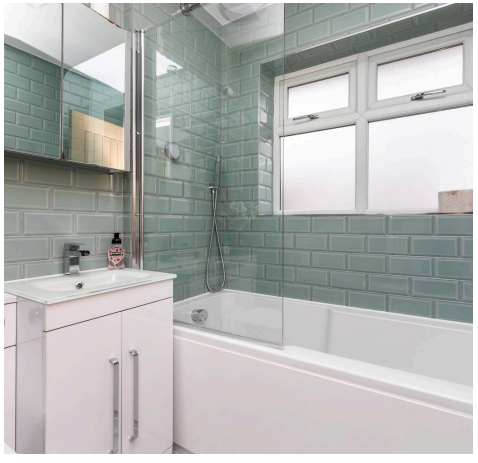
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











A superbly presented and greatly improved 2 bedroom end of terrace house, built in the 1990s with driveway for 2 vehicles, garage and garden with privacy.

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

The accommodation comprises: sitting room and kitchen refitted with an attractive range of units, Quartz work surfaces and integrated appliances that include Quooker boiling tap, induction hob, extractor, oven, space for fridge/freezer and stable door onto the garden.

From the sitting room a staircase rises to the first floor with access into the loft which lends itself for conversion.

There are 2 well proportioned bedrooms (1 double and 1 single with storage) and re-modelled bathroom.

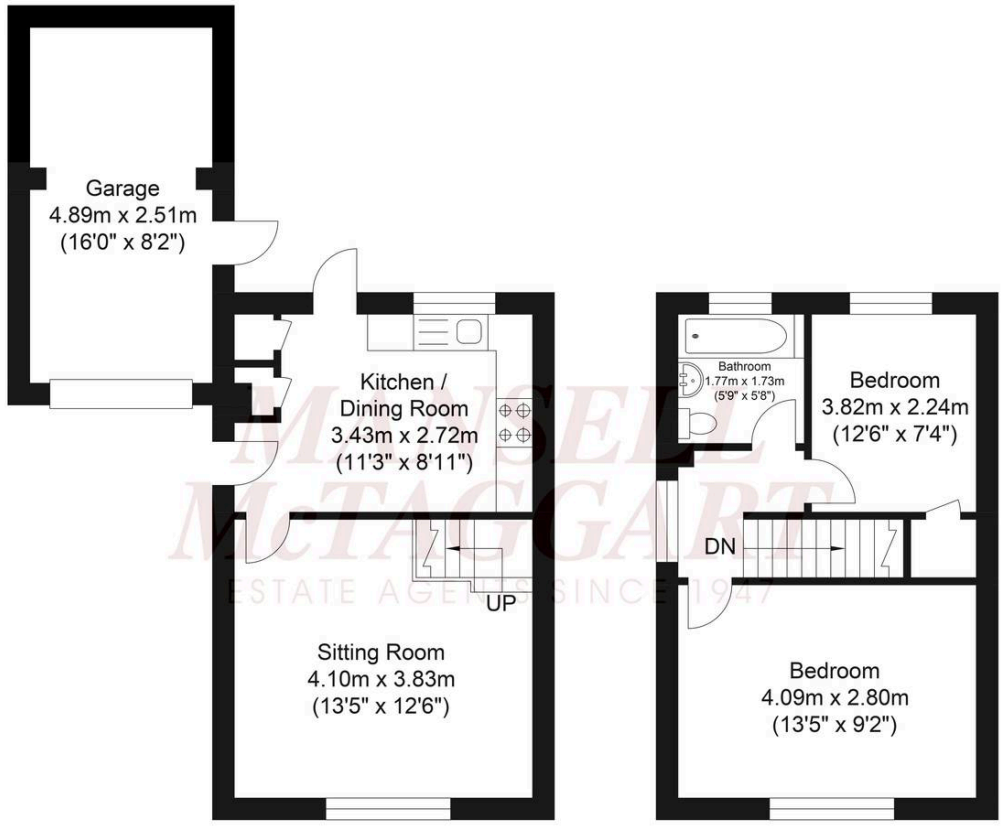
Benefits include double glazed windows, re-decorated, re-plastered, new flooring and carpeting and new gas fired central heating system (Worcester Bosch combination boiler located in the garage).

A driveway provides parking for 2 vehicles, leading to the garage with power, workshop area and roller shutter electric door. There is scope to convert this into a gym or office if required.

The 33’ x 23’ rear garden is lawned with 2 decked seating areas and side access.

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
428.72 sq ft
(39.83 sq m)

First Floor
Approximate Floor Area
293.53 sq ft
(27.27 sq m)

Approximate Gross Internal Area (Including Garage) = 67.10 sq m / 722.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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