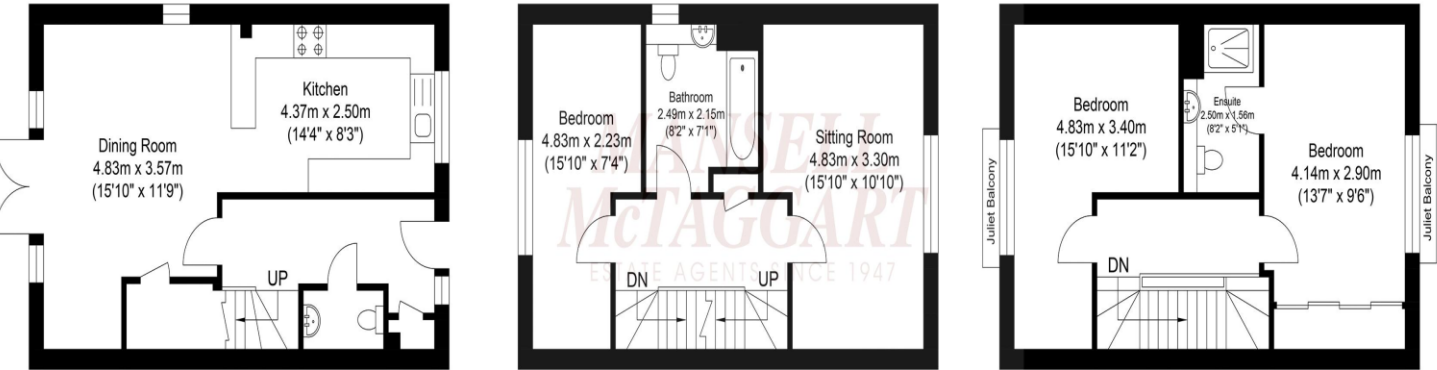



the floorplan...



 Ground Floor  
Approximate Floor Area  
416.56 sq ft  
(38.70 sq m)

First Floor  
Approximate Floor Area  
416.56 sq ft  
(38.70 sq m)

Second Floor  
Approximate Floor Area  
416.56 sq ft  
(38.70 sq m)

Approximate Gross Internal Area = 116.10 sq m / 1250 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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A beautifully built and ready to move into 3 bedroom, 3 storey semi detached house, built in 2021 by Hyde New Homes with fantastic outlook over green, large kitchen/dining room, en suite, private garden, driveway for 2 vehicles and LABC guarantee

£480,000  
Freehold

21 King Edward Road, Christs Hospital,  
Horsham, West Sussex, RH13 0ND



more details from...

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- 3 good sized bedrooms
- 3 storey semi detached house
- Built in 2021 by Hyde New Homes
- Driveway for 2 vehicles
- West facing garden
- En suite
- LABC guarantee
- Kitchen/dining room
- Fantastic outlook over green
- Semi rural location
- Ready to move into without delay
- Close to railway station and schools
- Beautiful walks via 37 mile Downs Link
- EPC rating B



*The property is situated in a semi rural location, within easy access of the railway station, excellent schools and beautiful country walks.*



in more detail...

A beautifully built and ready to move into 3 bedroom, 3 storey semi detached house, built in 2021 by Hyde New Homes with fantastic outlook over green, large kitchen/dining room, en suite, west facing garden, driveway for 2 vehicles and LABC guarantee. The property is situated in a semi rural location, within easy access of the railway station, excellent schools and beautiful country walks. The accommodation comprises: entrance hallway with storage cupboard, cloakroom, family sized kitchen/dining room fitted with an attractive range of 'Symphony Cranbrook' units, Silestone work surfaces, induction hob and integrated Neff & Hotpoint appliances (dishwasher, oven, microwave, fridge/freezer and washer/dryer), airing cupboard and double doors onto the private garden. On the first floor there is a great sized sitting room, generous single bedroom and family bathroom fitted with Roca suite. On the second floor there is a double sized guest bedroom with Juliet balcony and master bedroom with fitted wardrobes, en suite shower room fitted with Roca suite and Juliet balcony overlooking the green. Benefits include LABC guarantee, double glazed windows, gas fired central heating to radiators (Vaillant combination boiler located in the kitchen), pressurised water system, wiring for alarm, fibre-optic broadband, LED down-lighting throughout, fitted carpets and Amtico flooring. A brick paved driveway provides parking for 2 vehicles. The west facing rear garden is predominantly lawned with paved patio, bike store and side access.



the location...

The property is situated in the hamlet of Christs Hospital with its stunning country walks via the Downs Link and railway station to the south coast and London. Bluecoat Sports and Health and Fitness Club offers first-class facilities that include high-tech gym, sauna, indoor 25m swimming pool, tennis and squash courts and weekly fitness classes. The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the bustling Carfax is alive with regular 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 contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. 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. 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 local courses and driving range, and Horsham joggers have a welcoming club. For 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.

*worth bearing in mind...*

This would be ideal if you are looking for a brand new and ready to move into home with fantastic outlook, en suite, driveway for 2 vehicles, west facing garden and LABC guarantee.