



**Barrington Road  
Horsham, RH13 5SN**

**£450,000**

**01403 272022  
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**Residential sales, lettings,  
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## LOCATION

This stunning period home is just a short walk from Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham featuring local produce, or head to East Street, or 'Eat Street' as it is known locally, which has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. There is ample choice when it comes to activities, and in particular The Pavilions In The Park offers a comprehensive leisure centre with its gym and swimming pools set in Horsham Park. Enjoy a variety of entertainment at The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside just a few minutes walk despite its central location. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a 'stones throw' away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the A24 and M23 leading to the M25.

## PROPERTY

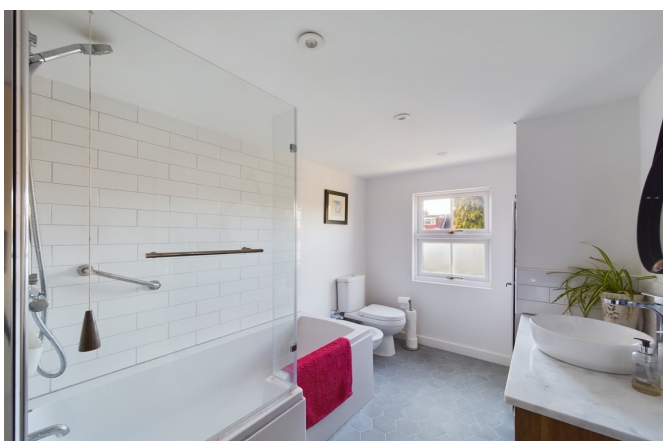
Tenure: Freehold

The front door to this superb property opens into a convenient entrance porch which provides the perfect place to remove coats and shoes before entering into the generous living space. Upon entering into the lounge/diner you are immediately met with the feeling of space. This room measures at 26ft in length and gifts you with a tremendous amount of flexibility for furniture placement with space for a generous dining table and chairs to fit comfortably alongside lounge furnishings. Two attractive fireplaces add a burst of character to the area and the attractive bay window to the front floods the space with natural light. The staircase to the first floor is also located to the side of the room. An opening to the rear of the lounge/diner leads you through to the extended kitchen/breakfast room, which has been made to create fantastic social space.

The kitchen/diner can comfortably fit a good sized dining table and also has a window looking through to the rest of living space, keeping in an open plan feel while still remaining separate. The kitchen itself is fitted with a range of modern cottage style floor units providing ample storage and worksurface space. The kitchen/diner has two glazed doors to gain access out to the rear garden and two skylight windows which immerse this stunning room in natural light keeping the ground floor accommodation light and airy throughout. Moving upstairs the generous landing allows entry to both double bedrooms and the bathroom. The main bedroom is a sizeable room with space for a double bed and also boasts two built in storage spaces, one of which being a large built in wardrobe. Bedroom two also provides space for a double bed and additional bedroom furnishings to fit comfortably. Finally completing the living accommodation is the stylish bathroom which has been recently updated with a white suite including a shower over the bathtub. The modern flooring adds a spa feel to the space and the room is complete with the benefit of a base unit below the sink providing storage and a marble effect work surface.

## OUTSIDE

The front of the property is enclosed by a wall with a gate that allows entry into the small front garden. A path leads to both the front door and the side of the property, where you will find a gate that opens into the rear garden. This charming West facing rear garden is the perfect outside space in keeping with the character of this fantastic property. A perfect patio area, ideal for garden furniture, abuts the rear of the house itself and provides the ideal space for sitting to enjoy the sun and entertain in the warmer months. This area is bordered by plenty of mature shrubs and trees keeping it private and secluded. A pathway running under a wooden archway leads you to the rest of the garden which is mostly laid to lawn with more planted borders, giving you two defined sections to your garden. Within this area you will also find to the rear of the garden a wooden studio, with a window, glazed doors and fitted with power and lighting. This gifts you a great outside office space or gym. However, this allows your imagination to run wild with uses.







**Buses**

2 minute walk



**Shops**

One Stop  
2 minute walk



**Trains**

Horsham – 0.2 miles  
Littlehaven – 1.1 miles



**Airport**

Gatwick  
14.7 miles



**Roads**

M23  
6 miles



**Sport & Leisure**

Pavilions in the Park  
0.4 miles



**Rental Income**

£1,450 pcm



**Schools**

Kingslea Primary  
The Forest School  
Millais



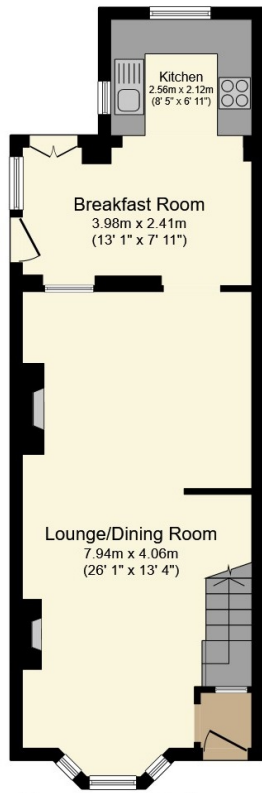
**Broadband**

Up to 500 Mbps

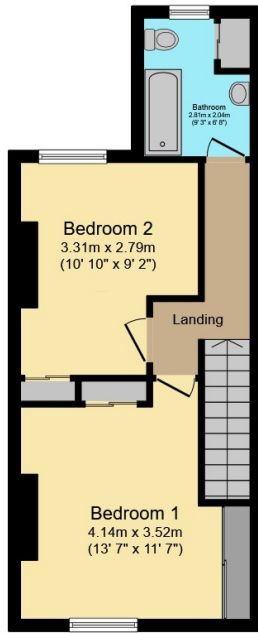


**Council Tax**

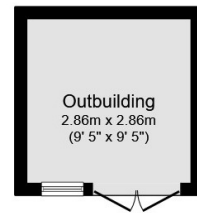
Band C



**Ground Floor**

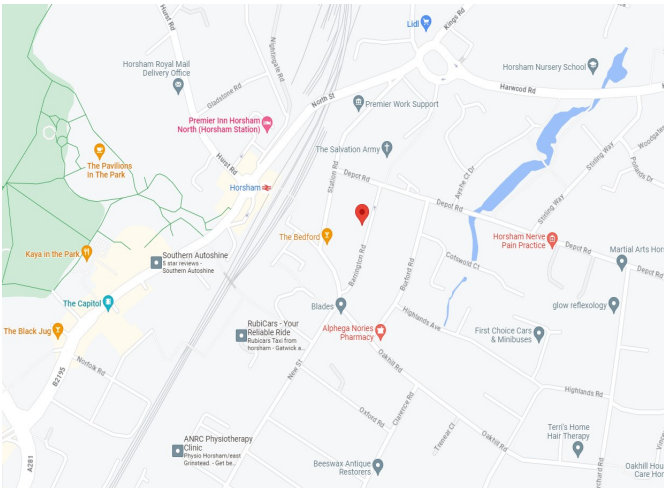


**First Floor**



**Outbuilding**

**Map Location**



**Total Approximate Floor Area**  
**996 sq ft / 93 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

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**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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