



**Barrington Road
Horsham, RH13 5SN**

**Asking Price Of
£420,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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THE LOCATION

The property is set in a popular residential road, within a few minutes walk of Horsham main line station, with its direct service to London Victoria in approximately 55 minutes. The picturesque Horsham Park, ideal for an afternoon stroll or game of tennis in the outdoor courts is also a short walk away, that also houses Horsham Pavilions Leisure Centre with a large gym, swimming pool and wide selection of exercise classes. The town centre, with its twice weekly markets is also within easy walking distance of the house and offers a wide variety of shopping facilities, from small independent retailers, to major High Street brands, including John Lewis. There are also a wide variety of bars, restaurants and coffee shops, in addition to an Everyman Cinema and The Capitol Theatre, with a wide selection of touring shows, artists and comedians. The property is also conveniently positioned for a selection of schools, including Kingslea, Millais & The Forest School.

ACCOMMODATION SUMMARY

Tenure: Freehold

This semi-detached character house offers good-sized accommodation, arranged across two floors. The ground floor offers two separate reception rooms, with feature

fireplaces, with the sitting room also featuring a double glazed bay window. There is also a modern fitted kitchen, that has a good range of fitted floor and wall mounted units, space for appliances and a door to a modern white bathroom suite. The first floor offers two double bedrooms, with the front bedroom featuring a cast iron fireplace with surround. The rear bedroom has a double glazed window overlooking the garden, with a door to an en suite shower room providing a good range of full height storage cupboards.

GARDEN & PARKING

To the front of the property there is a paved walkway, with an area of slate chippings, a retaining wall and mature hedging offering privacy. A side gate leads into the rear garden, which has a paved side area, that in turn leads into an area of lawn, offering a small patio area, with partial flower borders and a timber storage shed at the end of the garden. The whole is enclosed by fencing and enjoys a sunny Western aspect.





Buses

3 minute walk



Shops

One Stop
3 minute walk



Trains

Horsham
6 minute walk



Airport

Gatwick
11.6 miles



Roads

M23
6.1 miles



Sport & Leisure

Pavilions in the Park
9 minute walk



Rental Income

£1,550 pcm



Schools

Kingslea Primary
The Forest School
Millais



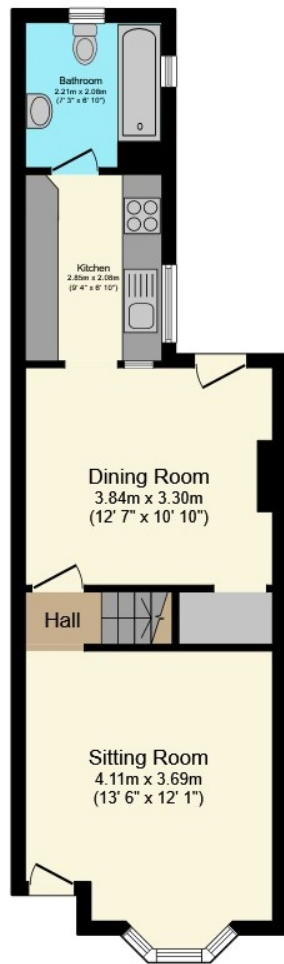
Fibre Broadband

Up to 2000 Mbps

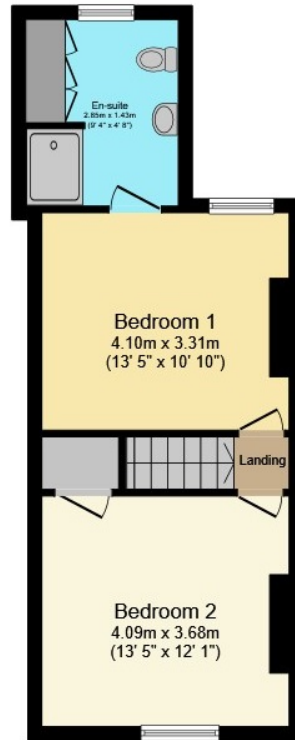


Council Tax

Band C

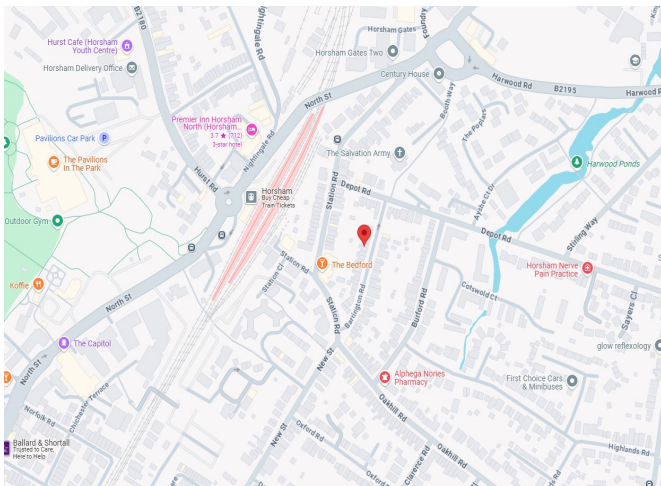


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

848 sq ft / 79 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		87
	56	

Viewing arrangements by appointment through Brock Taylor

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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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