



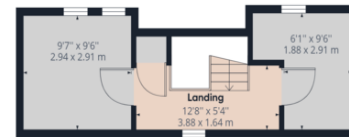
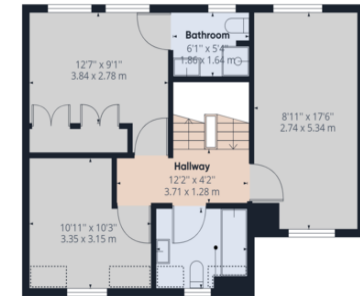
Barnes Wallis Avenue, Horsham RH13 0TJ

 1  5  2

LOCATION Christ's Hospital is well located just three miles from the local town of Horsham and benefits from a main line railway station. The station has direct links to London Victoria and Chichester in under an hour and Gatwick Airport in just 30 minutes. The Downs Link bridleway and footpath also offers ample access to walking and riding in the surrounding countryside.

OUTSIDE To the rear of the property, there is a good sized lawned garden, with patio area and shed which is perfect for storing bikes and garden items. There is a gate to the rear of the garden that leads to a car port which offers parking for 1 car. To the front of the property there is a small, well-maintained garden.

THE PROPERTY This well presented, mid-terrace property, offers five good sized bedrooms and has been finished to a high standard throughout. It is an incredibly spacious property with large rooms, high ceilings and a lovely sized garden.



Approximate total area⁽¹⁾

1381.40 ft²
128.34 m²

Reduced headroom

20.21 ft²
1.88 m²

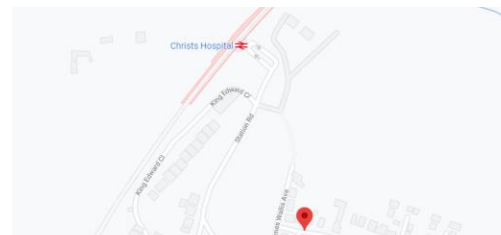
(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		

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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2-4 East Street, Horsham, West Sussex, RH12 1HL



Buses
3 mins walk



Shops
5-minute drive



Trains
Christ's Hospital – 3 mins



Sport & Leisure
Bluecoats Sports – 3 mins



Council Tax
Band F



Schools
Christ's Hospital

Total Approximate Floor Area

1384.1 sq.ft / 1283 m²

Viewing arrangements by
appointment through :

Brock Taylor
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horshamlettings@brocktaylor.co.uk

