



**Barrington Road,
Horsham, RH13 5SN**

**Asking Price
£515,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

The property is set in a popular residential road, just a few minutes' walk from Horsham mainline station, offering direct services to London Victoria in approximately 55 minutes. The picturesque Horsham Park, ideal for an afternoon stroll or game of tennis on the outdoor courts, is also within easy walking distance. The park is home to Horsham Pavilions Leisure Centre with a large gym, swimming pool and wide selection of exercise classes. Horsham town centre is also within easy reach on foot and offers a wide variety of shopping facilities, from small independent retailers, to major High Street brands, including John Lewis. The town also hosts twice-weekly markets and boasts a wide variety of bars, restaurants and coffee shops, along with the Everyman Cinema and The Capitol Theatre, which offers a varied programme of touring shows, artists and comedians. The property is also conveniently located for a selection of schools, including Kingslea Primary School, Millais School & The Forest School.

PROPERTY

Tenure: Freehold

Step through the front door of this superb property into a welcoming entrance hall, providing the perfect space to remove coats and shoes before making your way into the generous living accommodation. The spacious sitting room to the front of the property is full of character and charm, featuring a cosy log burner that creates the perfect setting for relaxing on winter evenings. To the rear, the dining room comfortably accommodates a large dining table and benefits from a patio door opening onto the garden, creating an ideal space for both everyday family living and entertaining. The adjoining kitchen is fitted with a range of modern wall and base units, offering ample storage and generous worktop space.

A further patio door leads directly into the garden, allowing for a seamless transition between indoor and outdoor living during the warmer months. Completing the ground floor is a contemporary shower room with WC, adding further practicality and convenience to the home. The first floor landing provides access to two well-proportioned double bedrooms. The principal bedroom is an impressive size and benefits from built-in storage as well as a stylish en-suite bathroom. Bedroom three is another generous double room, also featuring built-in storage. A further staircase leads to the second floor, where you'll find bedroom two—a bright and airy double bedroom with ample space for a double bed, wardrobes and additional furnishings, making it an ideal guest room, principal suite or versatile home office if required.

OUTSIDE

To the front of the property, a paved pathway leads to the front door, while a retaining wall and mature hedging provide both privacy and attractive kerb appeal. A side gate offers access to the rear garden, where a paved patio extends throughout, creating a low-maintenance outdoor space that's perfect for relaxing or entertaining. The west-facing aspect ensures the garden enjoys plenty of sunshine throughout the day. At the end of the garden, there is a versatile timber storage shed, ideal for additional storage or easily adapted as a home gym, office, or peaceful garden retreat.





Buses

3 minute walk



Shops

Lidl
6 minute walk



Trains

Horsham
6 minute walk



Airport

Gatwick
11.6 miles



Roads

M23
6 miles



Sport & Leisures

Pavilions in the Park
10 minute walk



Rental Income

£2,000 pcm



Schools

Kingslea Primary
The Forest School
Millais



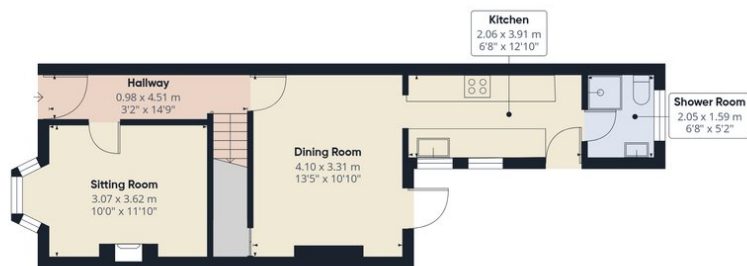
Fibre Broadband

Up to 5000 Mbps

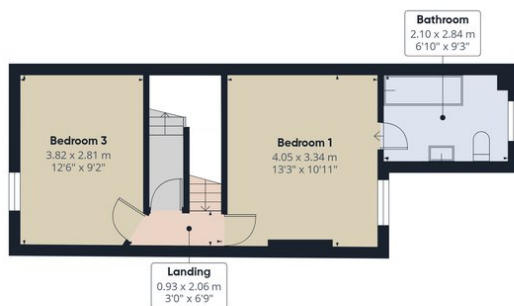


Council Tax

Band D



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

111.3 m²
1198 ft²

Reduced headroom

2.8 m²
30 ft²

(1) Excluding balconies and terraces

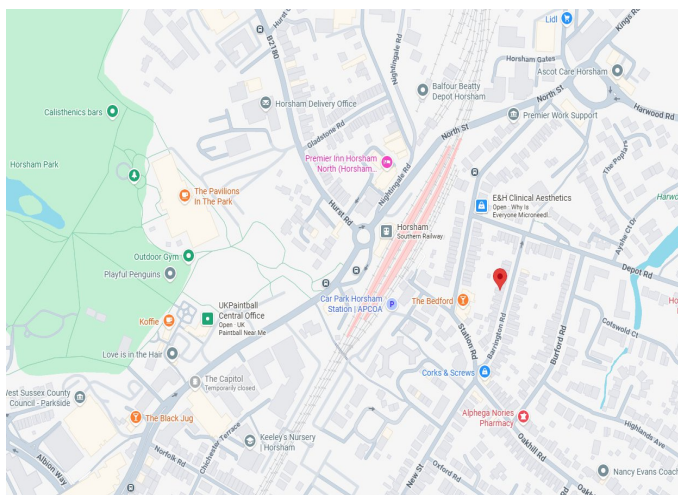
Reduced headroom

Below 1.5 m/5 ft

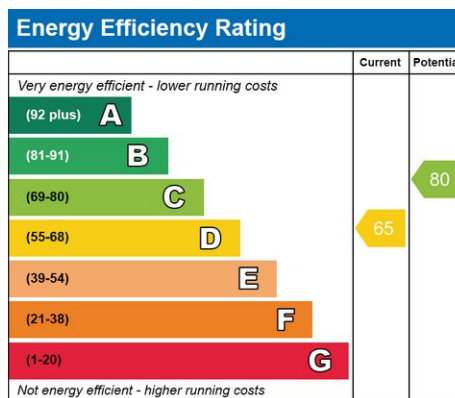
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



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 no 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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