



Barrington Road, Horsham, West Sussex, RH13 5SN



woodlands



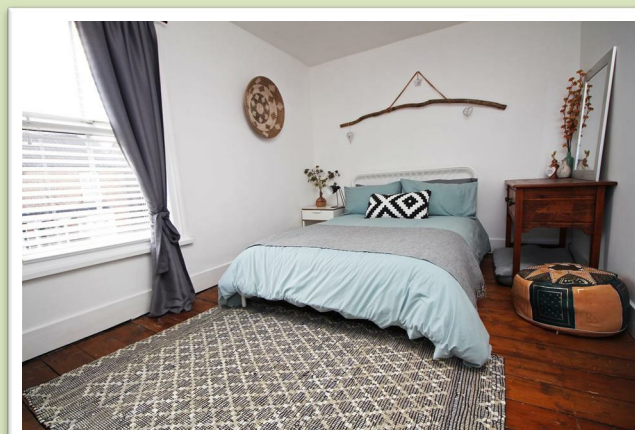
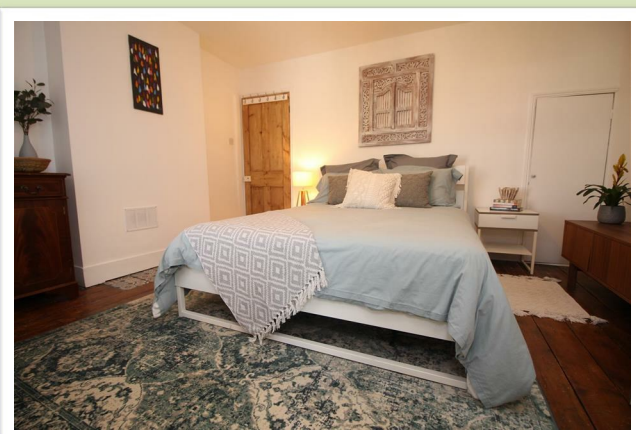
A beautifully presented semi-detached period property situated in a much sought-after location. Just a short distance from the centre of Horsham, a historic and ever-popular market town and moments away from the mainline station, perfect for those needing to commute to central London with Horsham's direct rail links.

Tastefully decorated throughout, and with the added benefit of a home office studio to meet the changing ways of modern home working, this would make an ideal home for a family wishing to have spacious living areas and room to spread out, whilst benefiting from the convenience of such a central location. The property has two large double bedrooms on the first floor, one with en-suite bathroom and has been extended into the loft to create a generous sized 3rd bedroom that the current owners use as the principle bedroom due to it's size.

To the ground floor, there is an entrance hall leading to two generous sized reception rooms, the front reception room currently used as a dining room and has a wood burning stove, the rear is a tasteful and bright living room. There is a modern and well laid out kitchen with a range of fitted and freestanding appliances, with excellent scope to further extend this space (subject to planning permission). There is also a downstairs shower room and W.C to the rear of the property and the west-facing garden accommodates the spacious home office and shed. A perfect space for entertaining and summer bbq's.



LOCATION: The property is situated in a popular residential area and currently is within the catchment for Millais, Forest, and Heron Way schools two of which have received outstanding Ofsted reports over the years. The station is within ease of access with direct links to London Victoria and London Bridge as is the historic town centre with twice weekly markets, and superb restaurants and variety of shops. There are excellent leisure facilities in Horsham including theatre, cinema, swimming pool and a range of social and sport clubs.



Accommodation with approximate room sizes:

ENTRANCE HALL

DINING ROOM 13'11 x 9'11 (4.24m x 3.02m)

LIVING ROOM 13'5 x 10'10 (4.09m x 3.30m)

KITCHEN 12'11 x 6'10 (3.94m x 2.08m)

SHOWER ROOM 6'9 x 5'2 (2.06m x 1.57m)

FIRST FLOOR

LANDING

BEDROOM THREE 12'6 x 9'2 (3.81m x 2.79m)

BEDROOM TWO 13'3 x 10'11 (4.04m x 3.33m)

ENSUITE BATHROOM 9'3 x 6'11 (2.82m x 2.11m)

SECOND FLOOR

LANDING

BEDROOM ONE 19'10 x 11'11 (6.05m x 3.63m)

OUTSIDE

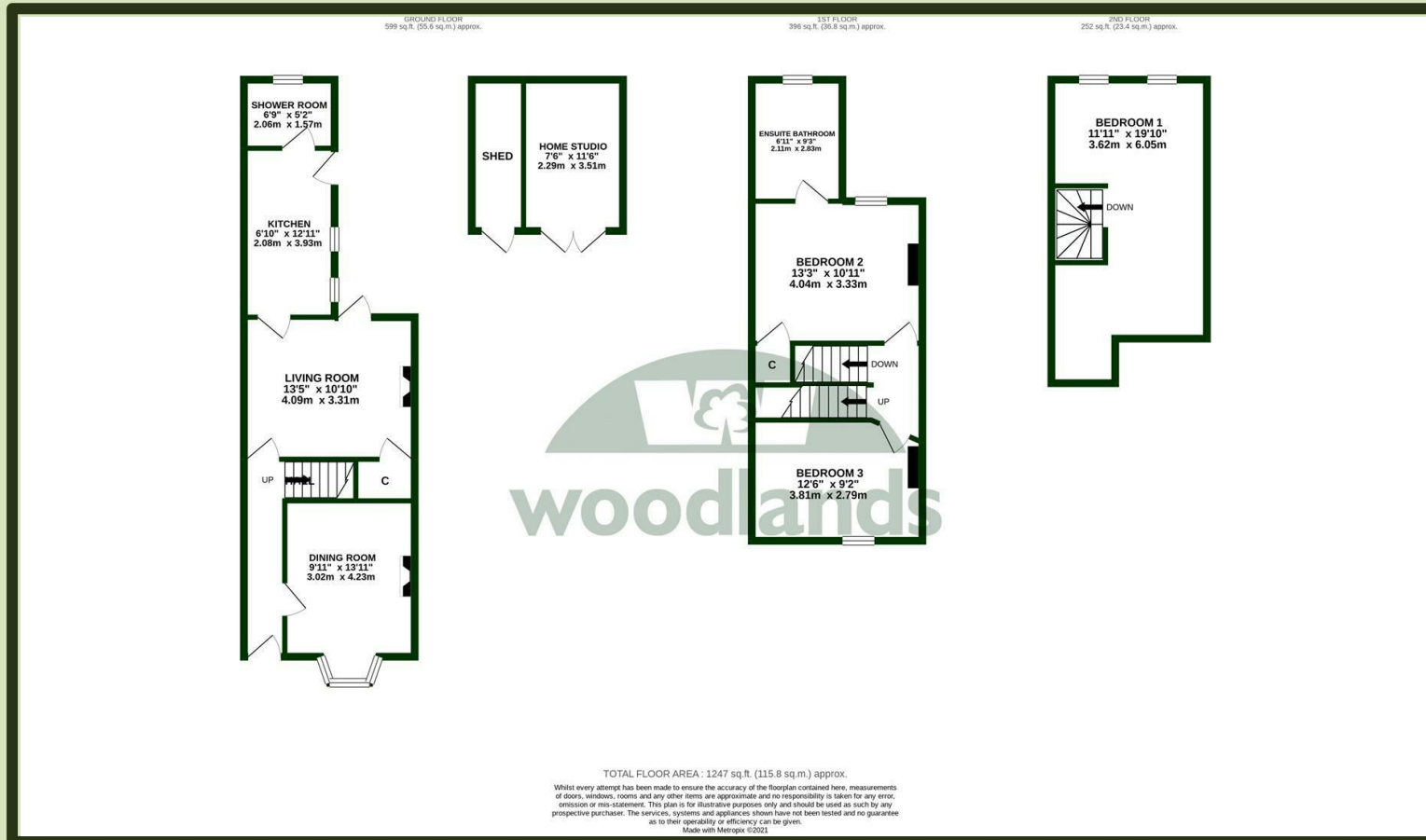
WEST FACING GARDEN

SUMMER HOUSE/HOME STUDIO 11'6 x 7'6 (3.51m x 2.29m)

SHED 11'6 x 3'10 (3.51m x 1.17m)



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DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout double back on yourself and take the first left into Station Road. Proceed along this road and follow the road round to the left by The Bedford Public House. Barrington Road is then the next turning on the left.

COUNCIL TAX: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



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

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.