



**Smugglers Mews, Brighton Road, Horsham, West Sussex, RH13 5DE.**  
**Guide Price £500,000 Freehold**

**MARTIN&CO**

# Smugglers Mews, Horsham

Guide Price £500,000

- Three Bedrooms
- Gated Mews Development
- Gas Fired Central Heating & Double Glazing
- Fitted Kitchen
- Lovely Garden
- EPC B

**A pretty Mews semi detached home offered for sale with no chain above. Three bedrooms, garden aspect sitting/dining room, contemporary bathroom and ensuite, viewing recommended.**

Set in this exclusive gated Mews development of just seven homes this three bedroom semi-detached property is offered for sale with no chain above.

Situated close to the heart of Horsham, with Bennetts Field park and recreation ground just a few steps away.

Indulge in the art of modern living with a garden aspect sitting/dining room, sleek integrated kitchen, three good sized bedrooms with a sleek and stylish bathroom, and a private en-suite shower room.



With gas fired central heating and double glazing throughout, this home is finished to a high specification so we recommend viewing to appreciate the accommodation fully.

Outside.

The home boasts a south westerly facing garden with private patio terrace, the perfect space to unwind and relax.

There is allocated parking at the front of the property.

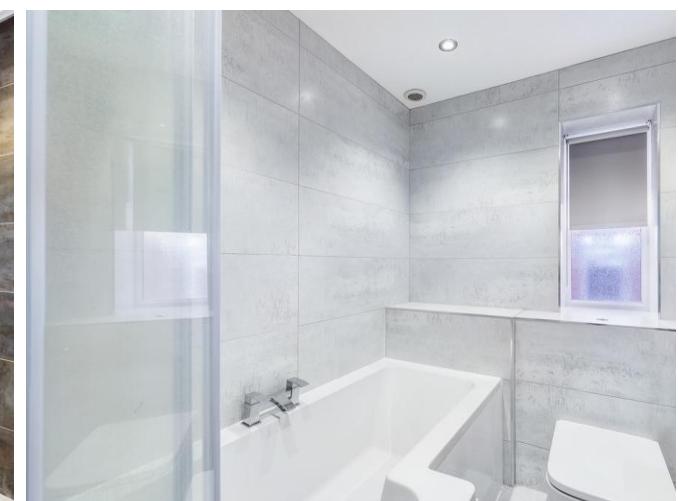
There is a road charge for the private road maintenance which totals £400 per annum paid in two halves in April and October. Each owner has a share in the management company.

This house has a large boarded and insulated loft space with power and light offering further potential subject to planning.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

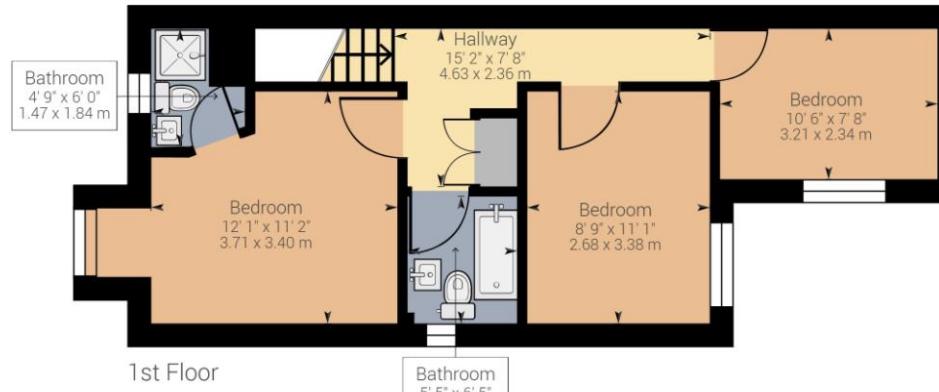
For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



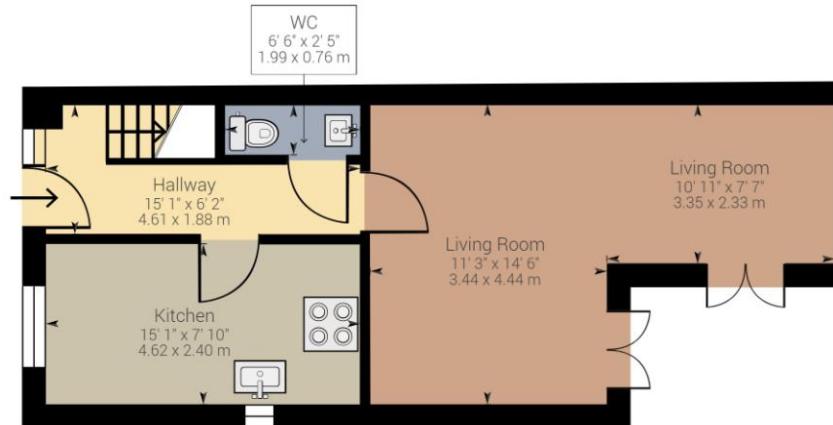


Attic Approx Net area 193.31 sq ft / 18.97 sq m

House Approximate Net Area 919.73 sq ft / 85.45 sq m



1st Floor



Ground Floor

Approximate net internal area: 919.73 ft<sup>2</sup> / 85.45 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## Martin & Co Horsham

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