



2 Lower Barn Close, Horsham

Guide Price £415,000

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Horsham, West Sussex

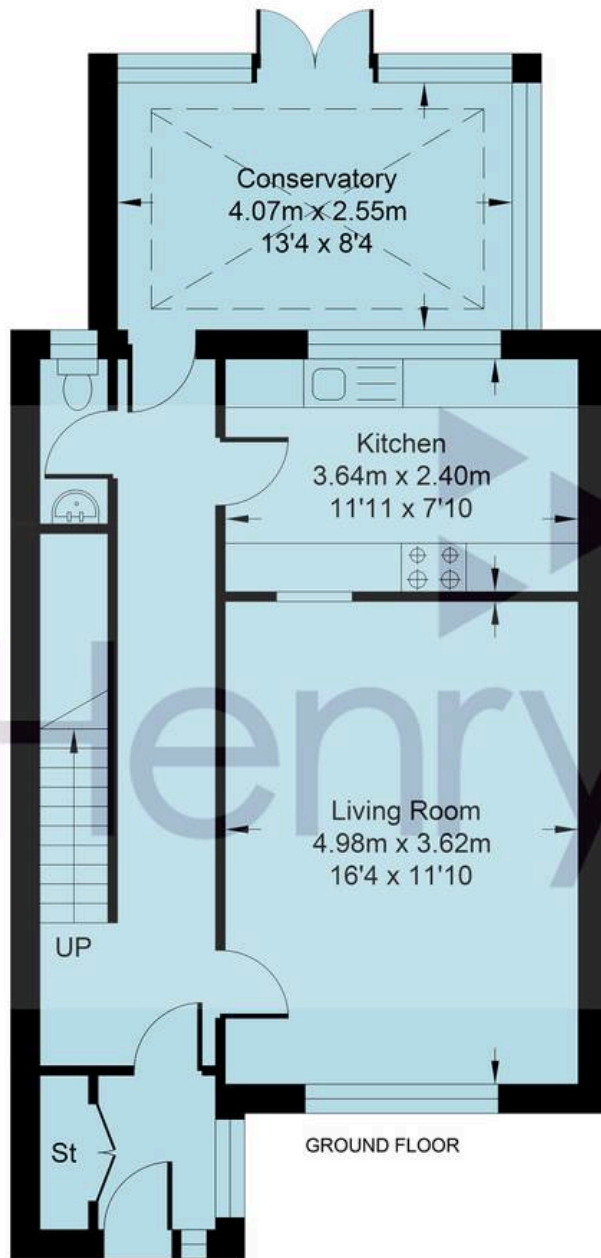
This beautifully presented three bedroom end of terrace family home is situated in an ideal location with access to Horsham town centre, a selection of well-regarded local schools and Littlehaven and Horsham mainline train stations.

There is an entrance porch to the ground floor with two storage cupboards and access to power. This leads onto a large hallway laid with Karndean flooring and boasts plenty of storage, with a built-in cupboard and spacious under stairs area for shoes and coats or a study desk. The bright and airy lounge is of a good size with a serving hatch to the kitchen for entertaining. The modern kitchen has a range of wall and floor cabinets finished to a high standard with space for freestanding appliances. There is also a useful downstairs cloakroom. The conservatory has room for a dining table and sofa with French doors leading out to the pretty landscaped garden.

To the first floor the main king size bedroom is of decent proportions and looks out to the front of the property with a built-in wardrobe, providing shelving and hanging space. The second double bedroom, with built in wardrobe, enjoys views over the rear garden. A decent sized third bedroom is currently being used as an office. The family bathroom is tiled throughout and has a wall mounted power shower over the bath. There is a low-level WC, a wash hand basin and chrome towel rail.







Lower Barn Close

Approximate Area = 1034.62 sq ft / 96.12 sq m

Total = 1034.62 sq ft / 96.12 sq m

For identification only - not to scale



The property has driveway parking for four vehicles with an Indian sandstone path leading to the front door. There is side gated access to the rear garden which is laid to lawn with an Indian sandstone patio area that is ideal for outdoor dining within the summer months. The remainder of the rear garden is laid to lawn with apple and olive trees to the boundary providing superb degrees of privacy.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- **Three Bedroom**
- **End of Terrace House**
- **Conservatory**
- **Downstairs WC**
- **Close to Littlehaven Station**
- **Well Presented Throughout**
- **Off Road Parking for Four Cars**







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.