



**Smugglers Way, Barns Green, RH13 0JY.**  
Guide Price £425,000 Freehold

**MARTIN&CO**

- Extended end terrace
- Three bedrooms
- Village location
- Modern kitchen and bathroom
- Lovely rear garden
- EPC D
- Garage and off street parking
- Viewing recommended
- Gas central heating
- Double glazing



Set in the heart of the ever-popular village of Barns Green, this well-presented three bedroom end of terrace home has been extended to both the front and rear, creating a bright and practical living space suited to modern family life.

Barns Green is consistently one of the area's most sought after villages, known for its strong community feel, village shop, well regarded local schooling and access to open countryside, while still offering convenient links into Horsham and the wider West Sussex area.

It provides a balance that appeals to families and buyers looking for village living without feeling cut off.



The ground floor has been significantly improved by the extensions, resulting in a well proportioned layout.

The living room offers a comfortable main reception room with the front of this room set out as a lovely reading area, while the modern kitchen and dining area sits to the rear of the property and forms the natural hub of the home, with a contemporary feel and a direct connection to the garden.

On the first floor there are three bedrooms and a family bathroom, providing flexible accommodation for families, home working or changing needs over time.

Outside, the rear garden has been redesigned with entertaining in mind, offering a structured layout with defined areas for seating and relaxation.

Gated rear access giving useful potential for car washing and deliveries to the garden, a feature rarely found in properties of this type.

The property is further complemented by a garage en bloc and off street parking, completing a well balanced home that combines village appeal with everyday practicality.

#### Material Facts

Guide Price: £425,000  
Tenure: Freehold

Council Tax band: C  
Horsham District Council

EPC: D

Property type: End of terrace house  
Mains services: Gas, electricity, water and drainage  
Heating type: Gas central heating

#### Broadband information:

Standard, Superfast and Ultrafast services are available in the area.

Fibre to the property subject to provider availability.  
Speeds from 5mbps to 1600mbps

Mobile coverage:  
Average on EE

Parking type:  
Off street parking and garage en bloc

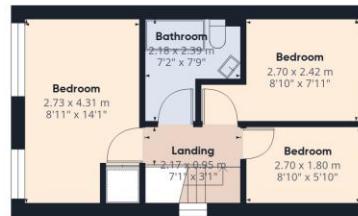
Flood / erosion risk:  
River and seas: Low risk  
Surface water: Medium Risk

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**Ground Floor** Building 1

**Floor 1** Building 1

**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

90.4 m<sup>2</sup>  
973 ft<sup>2</sup>
**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>
<sup>(1)</sup> 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

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