



8 Brambling Road, Horsham

Guide Price £415,000

8 Brambling Road

Horsham, Horsham

Being offered with no ongoing chain; this delightful three bedroom family home is situated on the East side of Horsham and is located nearby to Heron way school as well as nearby countryside, Horsham town centre and the mainline train station. It has an arrangement of living and bedroom space arranged over two floors as well as a garage within a nearby block. To the ground floor; the reception hallway welcomes you and leads into a double aspect sitting/dining room which has sliding patio doors leading out to the rear garden terrace. There is also a fireplace with an inset log burner and a strip wood floor running through. The separate kitchen has a range of wall and base cabinets with work surfaces running through, there is a selection of integrated appliances including a double oven, gas hob and a stainless steel extractor hood. Also of note to the ground floor is a downstairs cloakroom and a utility room.

To the first floor; there are three bedrooms along with a family bathroom which is presented to a modern style, there is a corner bath with a shower attachment, a low-level WC and a wash handbasin.

The front garden is mainly laid to lawn and has a covered porch area with a cupboard store space. The rear garden is laid to lawn with a selection of beds with shrubs and planting as well as a patio terrace area which is ideal for outdoor dining.

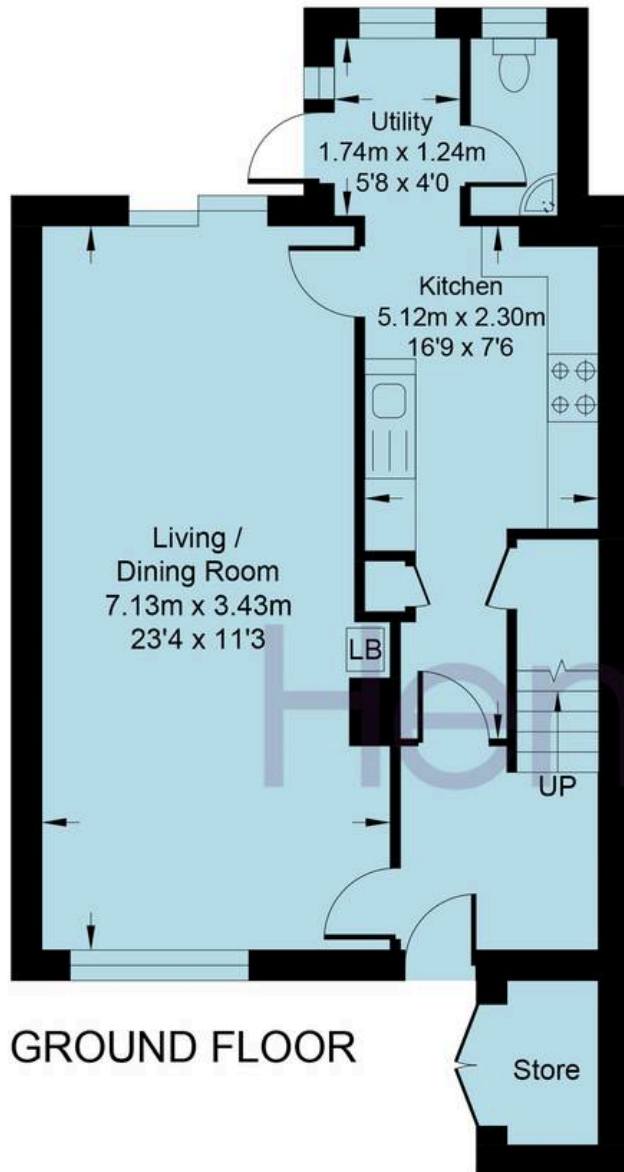
There is also a garage within nearby block.

Council Tax band: D

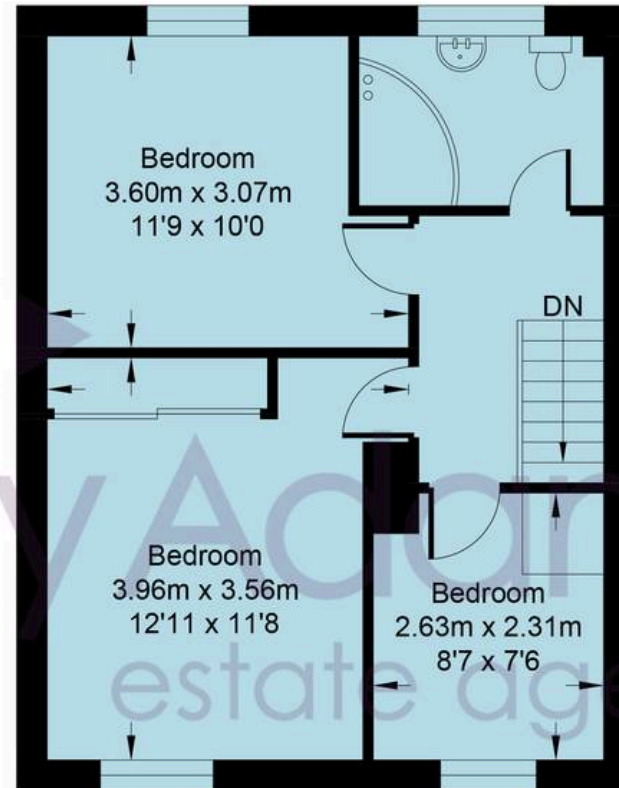
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR



GARAGE



Brambling Road

Approximate Area = 903 sq ft / 83.9 sq m
 Garage Area = 146 sq ft / 13.6
 Total = 1049 sq ft / 97.5 sq m
 For identification only - not to scale



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.