



46 Finians Field, Barns Green, RH13 0NQ

Guide Price £315,000 - £330,000

**MANSELL
McTAGGART**
Trusted since 1947

- 2 double sized bedrooms
- Well presented mid terraced house
- Built in the 1970s
- No onward chain
- Private south facing garden
- Parking for 2 vehicles
- Popular village location
- Close to schools, walks, transport links and Horsham

A greatly improved and well located 2 double bedroom mid terraced house, built in the 1970s with 2 parking spaces, south facing garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A greatly improved and well located 2 double bedroom mid terraced house, built in the 1970s with 2 parking spaces, south facing garden and no onward chain. The property is situated in this ever so popular village, close to excellent schools, major transport links, country walks and Horsham town centre.

The accommodation comprises: entrance porch with storage, sitting room and kitchen/dining room refitted with an attractive range of units with mostly integrated appliances and French doors onto the south facing garden.

On the first floor there are 2 good sized double bedrooms with fitted storage and modern bathroom.

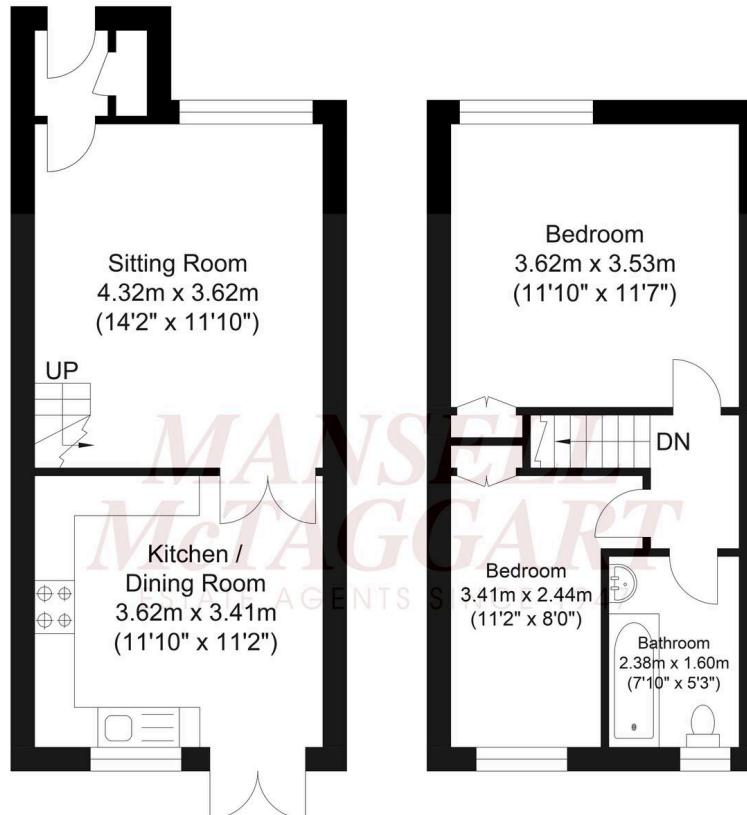
Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the 2nd bedroom).

There is parking for 2 vehicles nearby.

The 53' x 13' south facing garden offers a good degree of privacy and is lawned with paved patio and concrete base prime for a studio.

Barns Green is a popular village, coupled with the Parish of Itchingfield. Community facilities centre around a well-stocked convenience store and Post Office, social club, village hall and recreation green. Barns Green has its own football, rugby, tennis, stoolball and cricket clubs, and children's playground. A welcoming pre-school and excellent primary school are in the village centre. The Parish Church of England, St. Nicolas, is situated in neighbouring Itchingfield, within walking reach. The village public house offers family-friendly dining and nearby Sumners Ponds provides an extended choice of indoor and alfresco café as well as fishing, camping and walking attractions. Weston's Farm Shop is conveniently located with an abundance of locally sourced produce and holds seasonal farm events. Frequent music and theatre events can be found at Christ's Hospital and its train station is local to both Barns Green and Itchingfield, providing direct links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks, riders and keen cyclists.





Ground Floor
Approximate Floor Area
321.84 sq ft
(29.90 sq m)



First Floor
Approximate Floor Area
304.61 sq ft
(28.30 sq m)

Approximate Gross Internal Area = 58.20 sq m / 626.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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