



51 Smugglers Way, Barns Green, RH13 0JY

In Excess of Offers In Excess Of £325,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms (2 doubles & 1 single)
- Well presented and greatly improved end of terrace house
- 2 allocated parking spaces
- Garage in nearby block
- Private rear garden
- No onward chain
- Popular village location
- Close to schools, walks, transport links and Horsham

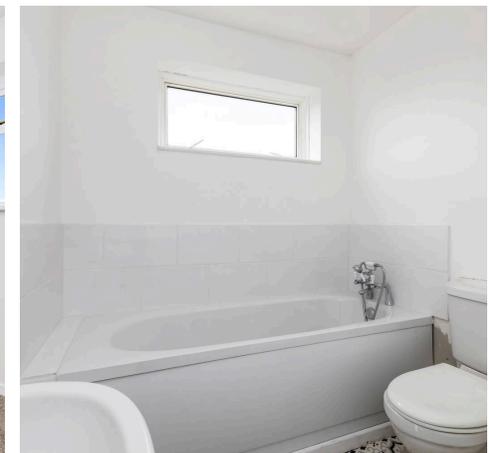
A greatly improved 3 bedroom, 2 reception room end of terrace house, built in the 1970s with 2 allocated parking spaces, garage, private garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A greatly improved 3 bedroom, 2 reception room end of terrace house, built in the 1970s with 2 allocated parking spaces, garage, private garden and no onward chain.

The property is situated in this ever so popular village, close to excellent schools, major transport links, beautiful walks and Horsham town centre.

The accommodation comprises: entrance porch, sitting room and separate dining room with storage and doors onto the garden. The kitchen has been refitted with an attractive range of units, space for appliances and airing cupboard.

Upstairs there are 3 good sized bedrooms (2 doubles & 1 single) and modern bathroom.

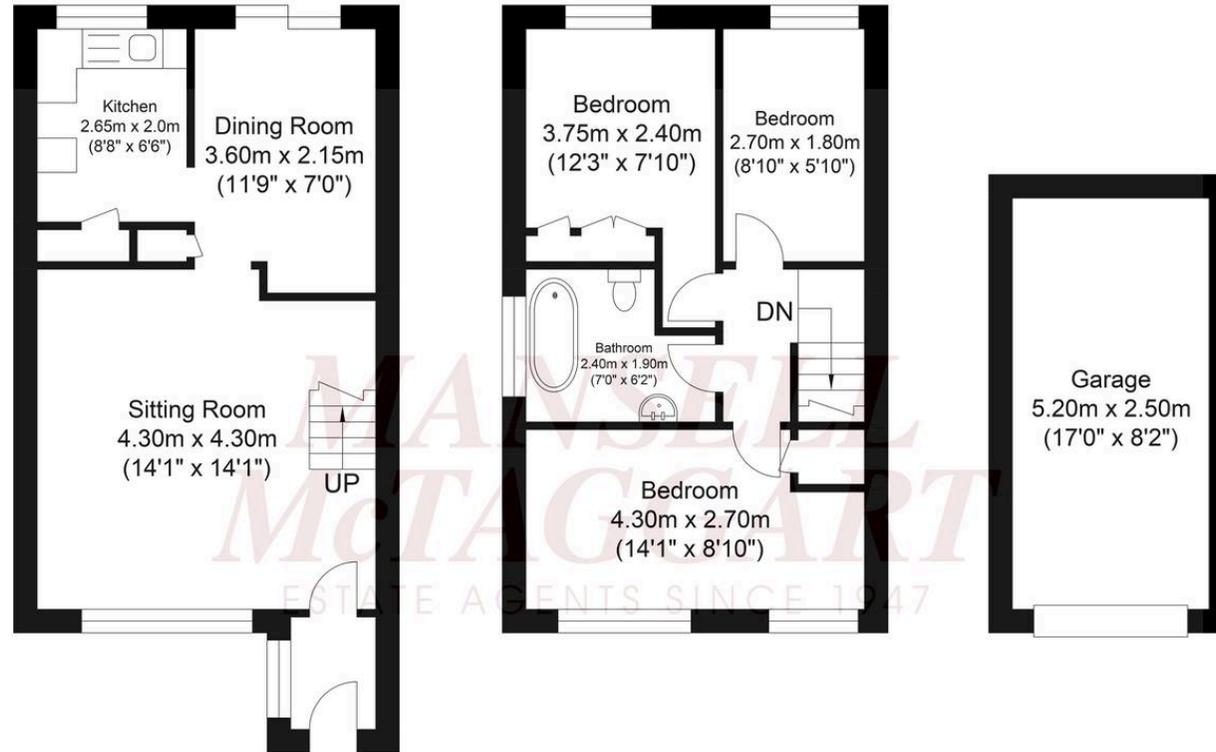
Benefits include new flooring, new carpets, re-plastered, re-decorated, some new fencing, double glazed windows (wooden and Upvc) and electric heating.

There are 2 allocated parking spaces opposite and a garage which offers ample storage.

The 36' rear garden is lawned with well stocked borders, BBQ area, hard-standing ready for a patio or deck and side access.

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
 357.46 sq ft
 (33.21 sq m)

First Floor
 Approximate Floor Area
 339.81 sq ft
 (31.57 sq m)

Garage
 Approximate Floor Area
 139.93 sq ft
 (13.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 64.78 sq m / 697.28 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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