



Smithbarn, Horsham

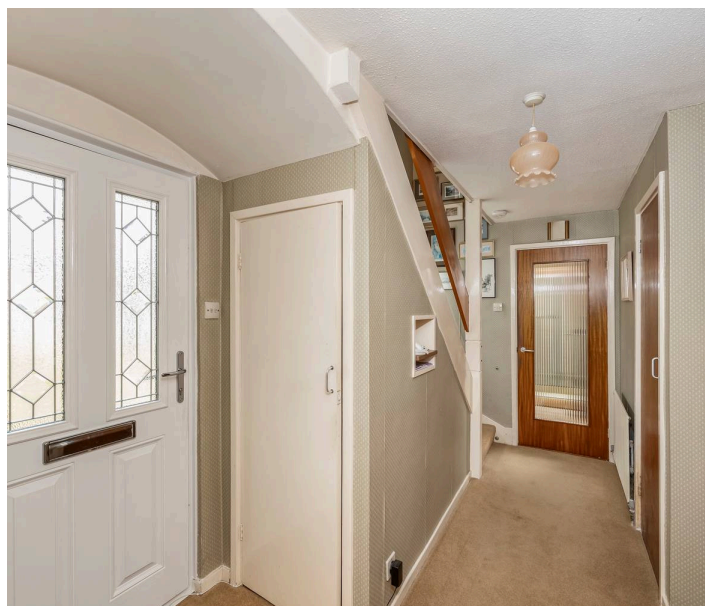
Guide Price £775,000

Smithbarn

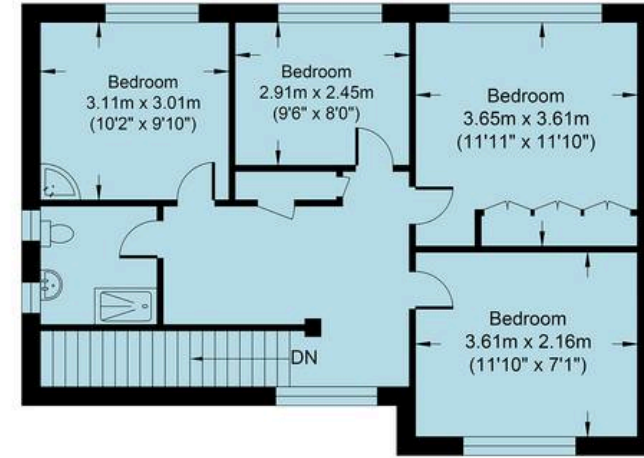
Horsham

This well-proportioned four-bedroom detached family home is positioned in a quiet and discreet position on the Eastern side of Horsham. It offers convenient access to well-regarded local schools, nearby countryside, Horsham town centre, the mainline train station, and commuter routes to London, Gatwick, and Brighton. The property is offered with no onward chain, presenting an excellent opportunity for improvement and extension, subject to the usual planning consents. The ground floor features a welcoming reception hallway leading to a well-proportioned sitting room with triple-aspect windows, creating a bright and airy space, along with direct access to the patio. The kitchen is fitted with a range of wall and base units, with space for freestanding appliances, and is partially open to a separate dining area overlooking the rear garden. Additional ground floor benefits include a downstairs cloakroom and under-stairs storage.

On the first floor, the staircase leads to a light and airy landing, which in turn provides access to the bedrooms and a family bathroom, currently comprising a walk-in shower, wash hand basin, and low-level WC.







GROUND FLOOR

FIRST FLOOR

Smithbarn

Approximate Area = 1267.77 sq ft / 117.78 sq m

Garage = 262.96 sq ft / 24.43 sq m

Total = 1530.73 sq ft / 142.21 sq m

For identification only - not to scale



The property is approached via a generous driveway providing off-road parking for several vehicles, along with a tandem-length garage featuring a convenient rear access door. The front garden is mainly laid to lawn, complemented by a selection of beds and borders with mature shrubs and planting. The rear garden is a particular highlight—generous in size, predominantly laid to lawn, and bordered by mature trees, shrubs, and established planting.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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.