



Granary Way, Horsham

Guide Price £500,000

Granary Way

Horsham

This attractive three bedroom semi detached house offers an excellent opportunity for families seeking a well presented home in a sought after location.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a generously sized living area, perfect for both relaxing and entertaining guests. The ground floor also features a convenient WC and a well proportioned kitchen, ideal for preparing family meals. A bright conservatory at the rear of the property provides additional living space, overlooking the beautifully maintained rear garden. The decor throughout the house is neutral, creating a light and airy atmosphere and allowing new owners to easily add their personal touch.

With three bedrooms upstairs, this property is well suited to family life. The house is within close proximity to well regarded local schools and benefits from good access to Horsham town centre and its range of amenities. A garage is located at the rear of the property, offering additional storage or parking options.

The outside space of this property is equally impressive. To the front, there is a neatly maintained garden . The shared driveway continues along the side of the property, leading to the garage at the rear, ensuring convenient access.







GARAGE

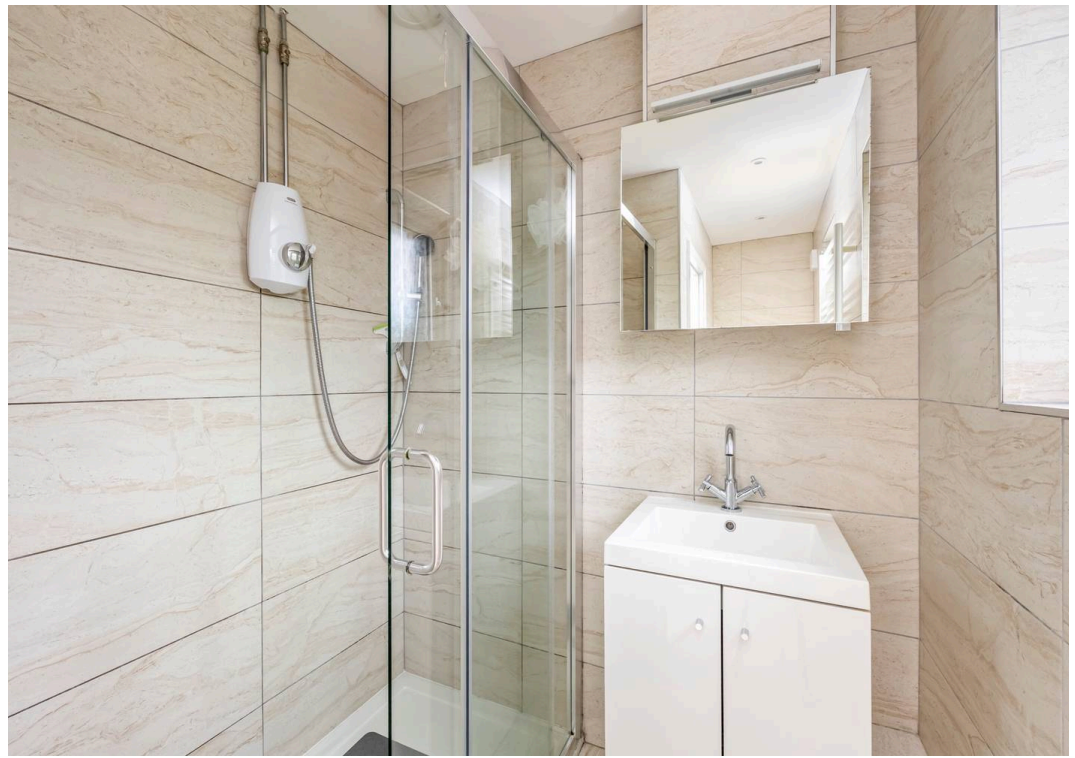
GROUND FLOOR

FIRST FLOOR



Granary Way

Approximate Area = 1112.88 sq ft / 103.39 sq m
 Garage = 144.88 sq ft / 13.46 sq m
 Total (Including Garage) = 1257.76 sq ft / 116.85 sq m
 For identification only - not to scale



The outside space of this property is equally impressive. To the front, there is a neatly maintained garden. The shared driveway continues along the side of the property, leading to the garage at the rear, ensuring convenient access. The rear garden is a particular highlight, featuring mature planting and well established borders that create a private and tranquil setting for outdoor enjoyment. Whether you are looking to entertain guests, enjoy family barbeques, or simply relax in a peaceful environment, the garden offers plenty of space to suit your needs. The combination of a garage, and beautifully landscaped gardens makes the outside area both functional and inviting. This property is an ideal choice for families or professionals seeking a comfortable home with excellent outdoor amenities in a desirable location.

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 a 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







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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.