



27 Smithbarn, Horsham

Guide Price **£650,000**

27 Smithbarn

Horsham, West Sussex

Situated in a highly sought-after location on the East Side of Horsham, this attractive three-bedroom detached bungalow occupies a generous plot of approximately 0.27 acre and presents an excellent opportunity for buyers looking to modernise, personalise, or extend the property, subject to the necessary planning consents (STPP). The property also benefits from a beautiful west-facing rear garden and is offered to the market with no onward chain. The current accommodation comprises a spacious entrance hall with built-in coats and storage cupboards, leading through to a well-appointed kitchen fitted with a range of wall and base units and providing side access. The flexible layout offers the potential for two reception rooms by utilising the 3rd bedroom at the rear of the property. The impressive sitting/dining room, measuring 23'8 x 15'10, is positioned at the rear of the property and enjoys lovely views over, and direct access to, the rear garden. In addition, there are three generous double bedrooms, a family bathroom, and a separate WC.

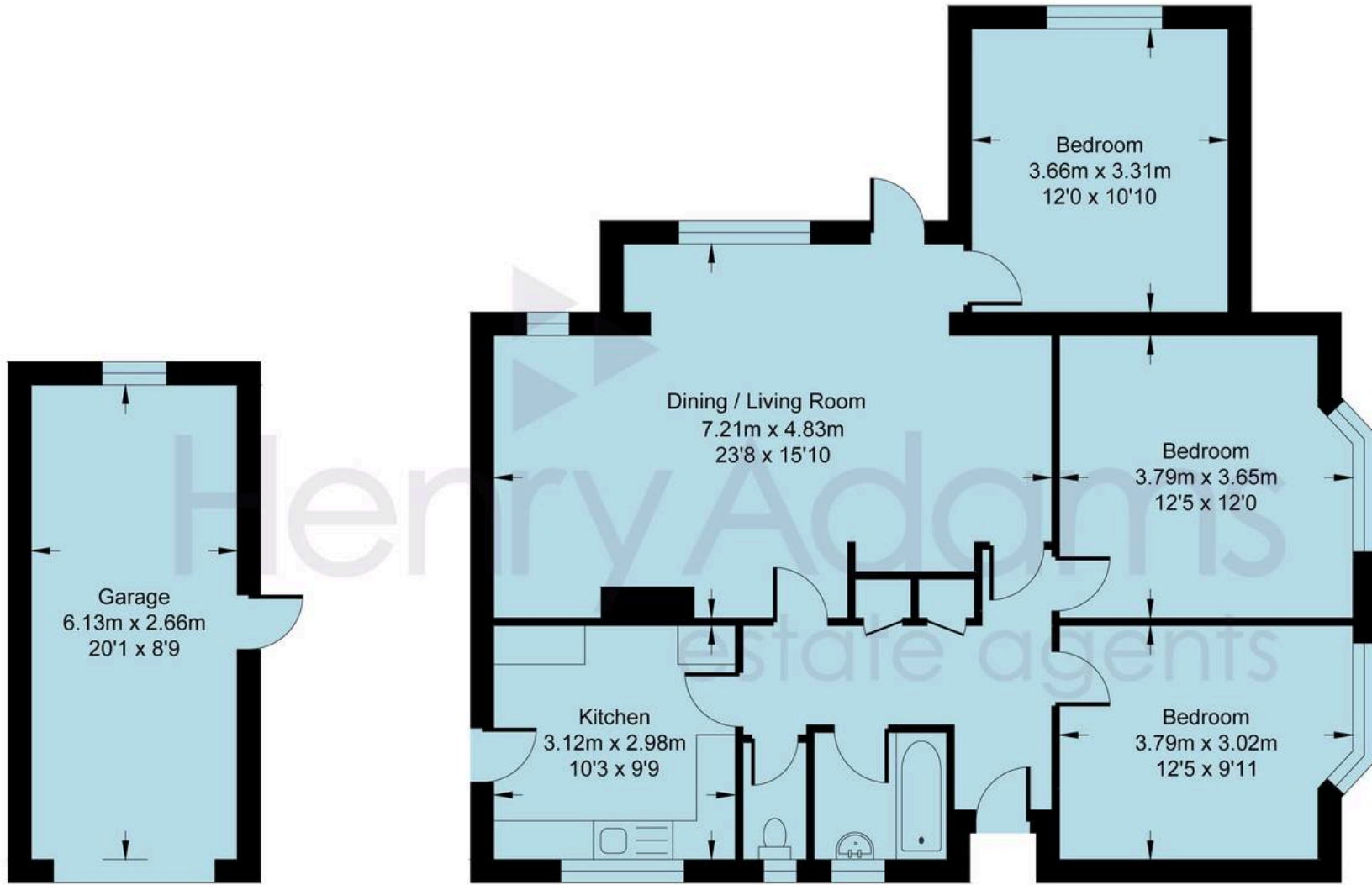
Ideally located, the property offers convenient access to highly regarded local schools including, Heron Way, Millais and Forest, beautiful surrounding countryside, nearby St. Leonards Forest, Horsham town centre, the mainline railway station, and excellent commuter links to London, Gatwick, and Brighton.

This is a rare opportunity to acquire a well-positioned home with significant potential in a desirable residential setting.

Council Tax band: E

Tenure: Freehold





GROUND FLOOR

Smithbarn



Approximate Area = 985.75 sq ft / 91.58 sq m

Garage Area = 175.56 sq ft / 16.31 sq m

Total = 1161.31 sq ft / 107.89 sq m

For identification only - not to scale





- **Three Double Bedroom Detached Bungalow with Potential to extend (STPP)**
- **Generous corner plot of circa 0.27 Acre**
- **Westerly Facing Rear Gardens**
- **Access to Well Regarded Local Schools including Heron Way, Millais and Forest.**
- **Adjacent to Hampers Lane - Direct Access to St. Leonards Forest**
- **Access to Horsham Town Centre and Mainline Train Station.**
- **Driveway Parking and Detached Garage**
- **Nearby St Leonard's Forest - fantastic walks nearby.**







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.