



Hampers Court, Station Road, Horsham

Guide Price **£400,000**

9 Hampers Court Station Road

Horsham, Horsham

This charming Grade II listed, two bedroom attached cottage has many character features and is situated within a central position with excellent access to Horsham mainline train station, the nearby town centre and also the surrounding countryside. To the ground floor; a reception hallway welcomes you and double doors lead into the main open reception space which is part open to the kitchen, the living space features an aspect to the front of the property and the kitchen has an opposing aspect which provides a light and airy space through the open stairwell. The kitchen has a range of storage cupboards along with space for freestanding appliances. Further living space to the ground floor includes another reception room which has an open fireplace and timber beams to the ceiling, this could also be utilised as a dining room or third bedroom. The downstairs bathroom has a walk-in wet room style shower, a low level WC and a wash hand basin. To the first floor; there are further exposed wooden beams providing an abundance of character, there are two double bedrooms along with a further study space/dressing room.

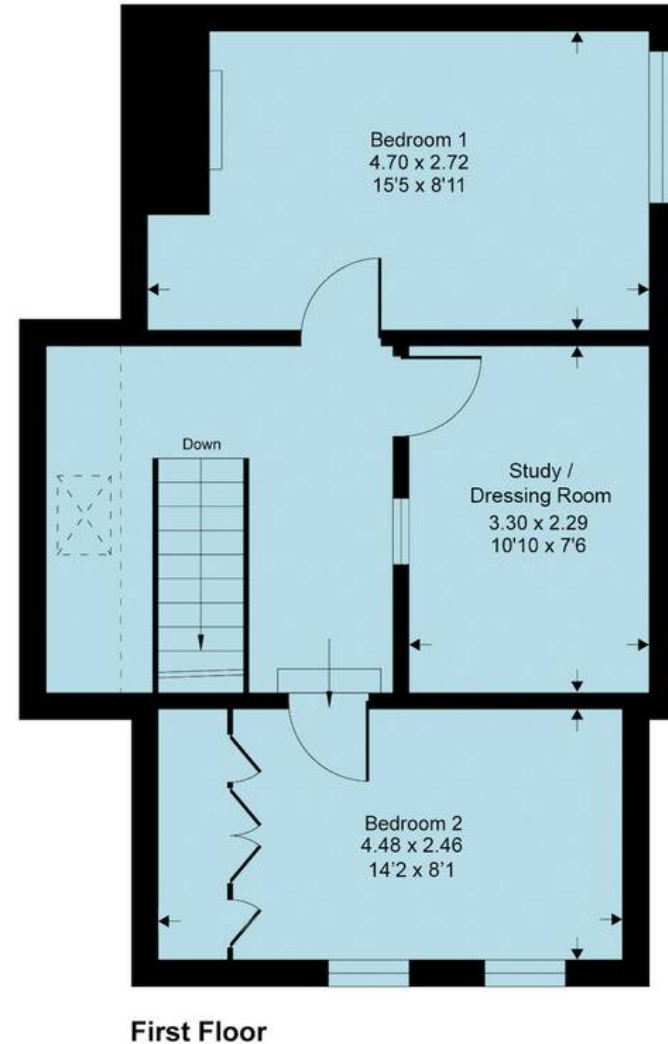
The property is accessed via private garden to the front with an area of enclosed lawn.





Hampers Court, RH13

Approximate Gross Internal Area = 98.3 sq m / 1034 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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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.