



BAILEY HOUSE



A SUPRA ULTRA DEVELOPMENT  
BARTTELOT ROAD . HORSHAM



## BAILEY HOUSE

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**Bailey House is a new development comprising of 15 modern 1 and 2 bed apartments.**

Nestled in the heart of Horsham, this development is perfectly located near the bustling high street, offering an array of dining options, charming cafés, scenic walks, and a variety of shops, all just a stone's throw away.

In addition, Bailey House is conveniently a 7 minute walk to the train station, providing direct services to London and connections across the country.

This development is ideal for those seeking a charming rural lifestyle with excellent links to the city.





## INTRODUCING YOUR HOME

A mix of 1 and 2 bed apartments, two of which have independent access.

Each unit boasts a high standard of interior finishes, featuring modern kitchens with premium brand integrated appliances and quartz solid worksurfaces, Porcelanosa tiled bathrooms with wall-mounted sinks, concealed cisterns and all come finished with floor coverings, premium Abingdon carpets throughout with Karndean to bathrooms and kitchens.

Heating and hot water are provided by a Worcester Bosch energy-efficient gas-powered combination boiler in each unit.

## INCLUDED AMENITIES

Full Fibre Broadband

Excellent location

Ready to move in

Premium brand appliances

High quality finishing

Secure private parking

Access control to main entrances and car park











## LOCATION

The market town of Horsham is located to the south-west of London, approximately 31 miles from the city. With Horsham lying on the River Arun within West Sussex, it is an idyllic place to live, with great access to local schools, shopping, travel and dining.

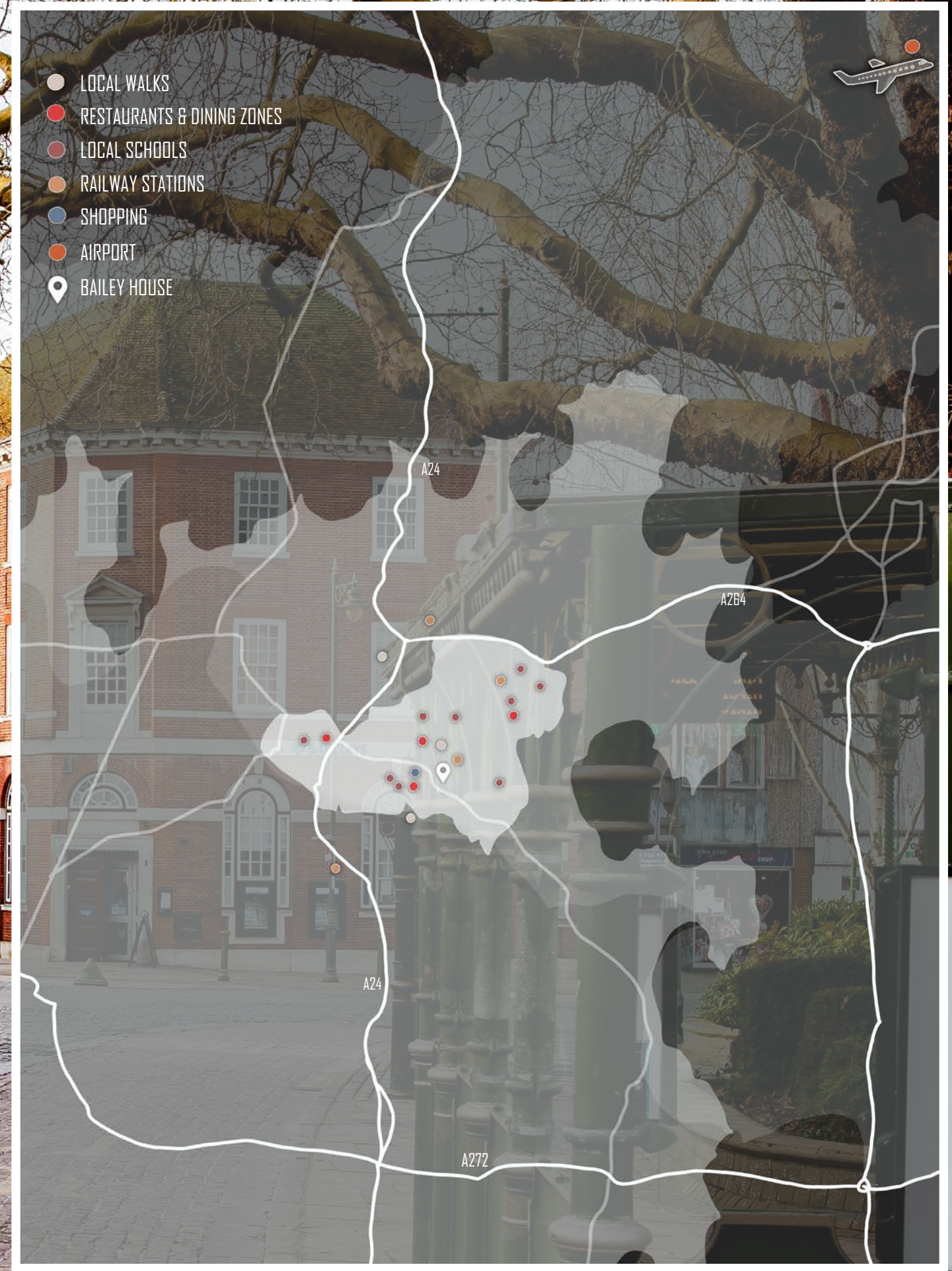
Horsham has a bustling centre with a wide range of local amenities all within walking distance, from the 24 hectares of open space in its park, with its formal gardens and even a maze, to the local theatre and two screen cinema, leisure centre with swimming pool, skate park, outdoor play areas and leisure pursuits such as tennis, football and rugby.

The High Street has a number of well-known chains but also a number of independent retailers offering a great variety all surrounding the historic bandstand within the centre of Horsham. With larger stores found on the retail park on the outskirts of the centre with the likes of John Lewis Home, Waitrose and Sainsburys there really is something for everyone.

Travelling from tranquil rural idyll to cosmopolitan city is delightfully trouble free when you live in Horsham, with excellent transport links to London and the south coast.

Horsham train station is on the Arun Valley Line with direct access to London Victoria and Gatwick, and coastal locations like Brighton and Bognor Regis. Gatwick is the closest Airport at 12 miles from Horsham and Heathrow is only 40 miles away.

Horsham is well placed at the junction of three main routes with the A24 passing north (London) to south (Dorking and Worthing). The A264 takes you directly to Crawley linking you to the M23, and finally the A281 which runs between Guildford and Brighton. Horsham has a central bus station which is served by several national bus companies such as Metrobus, Stagecoach South and Arriva Southern.





# HORSHAM TOWN CENTRE

SWAN WALK  
SHOPPING CENTRE  
8 minute walk

MAIN BUS  
STATION  
9 minute walk

WAITROSE  
SUPERSTORE  
10 minute walk

PARK & RIDE

HIGH STREET  
6 minute walk

HORSHAM PARK  
5 minute walk

LEISURE CENTRE  
4 minute walk

HORSHAM TRAIN  
STATION  
7 minute walk

BAILEY  
HOUSE

SAINSBURYS  
SUPERSTORE  
10 minute walk

HORSHAM AND  
DENNE HILL WALK  
9 minute walk

Take a look at what else  
Horsham has to offer -

Shopping -

- H&M
- JD Sports
- Next
- Dunelm
- John Lewis

Dining and Cafes -

- Starbucks
- Gail's
- Wagamama
- Bill's
- Cote Brasserie
- Nandos

Drinking -

- Brewhouse & Kitchen
- The Anchor Tap
- Horsham Brewery
- Mungo's Bar & Cocktails



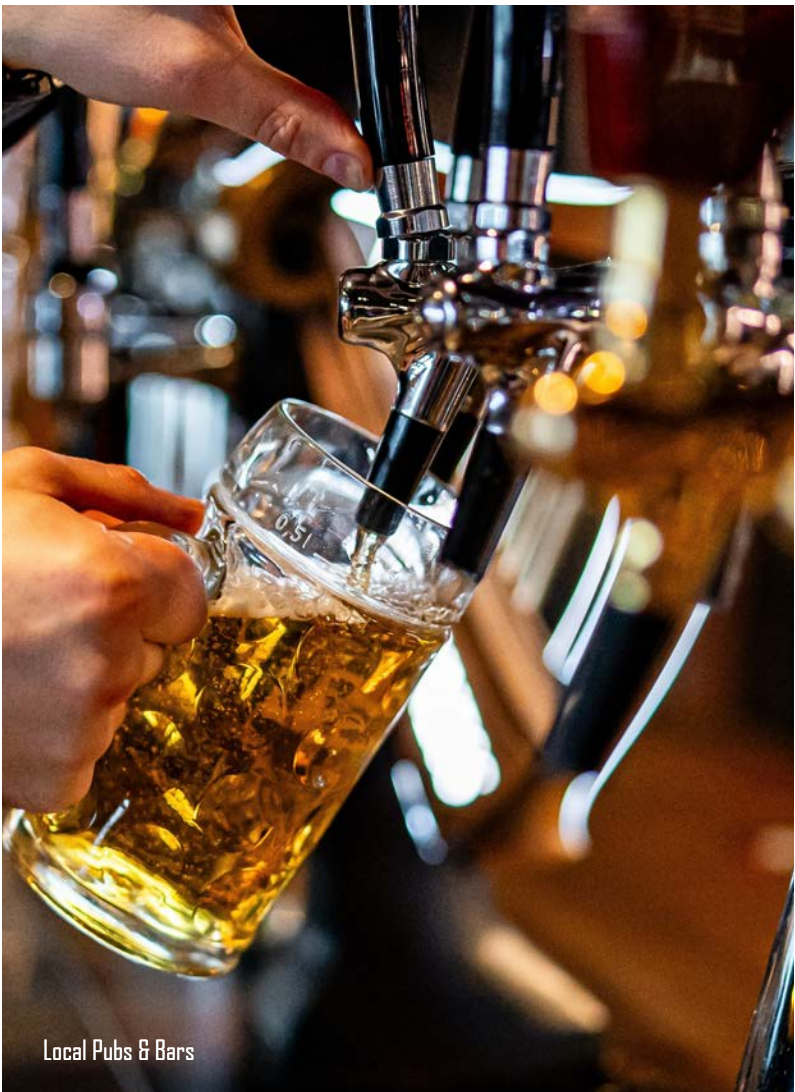




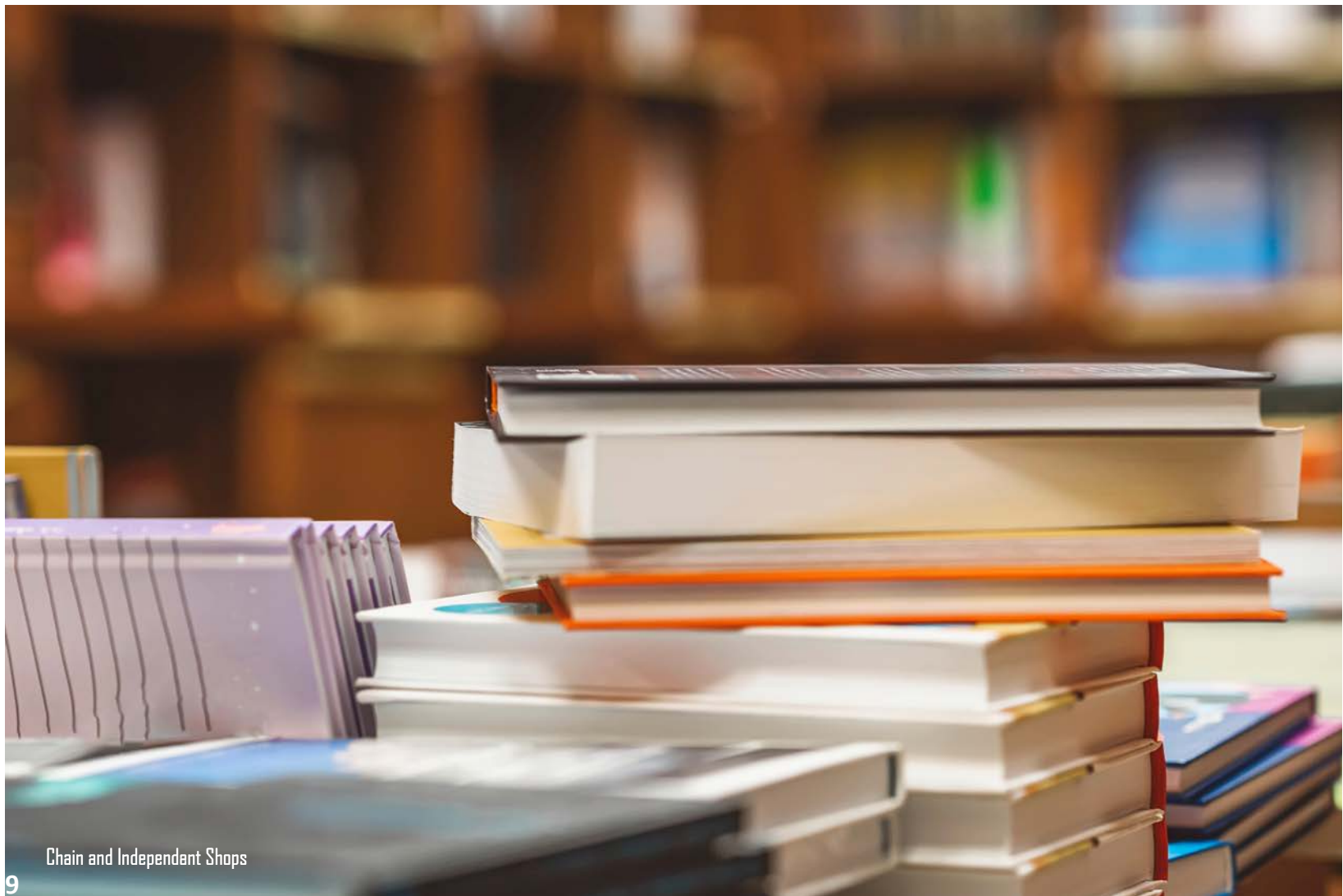
Fresh Bakeries and Coffee Shops



Local Schools



Local Pubs & Bars



Chain and Independent Shops



Eateries



Accessible Transport







## FINISHES PALETTE

All apartments are prefinished in three neutral colour pallets and are ready for you to furnish and move in, we have described the colour pallets as Oak, Birch and Ash.

### Specifications Include:

- Premium integrated handle matt finished kitchen doors, premium integrated appliances and under counter LED lighting
- Quartz worksurfaces and upstands
- Karndean Vinyl flooring to Kitchens and Bathrooms
- Abingdon carpets throughout
- Porcelanosa bathroom wall tiles

Birch - Mixture of warm and cool finishes

Oak - Warm finishes throughout

Ash - Cool finishes throughout



BIRCH



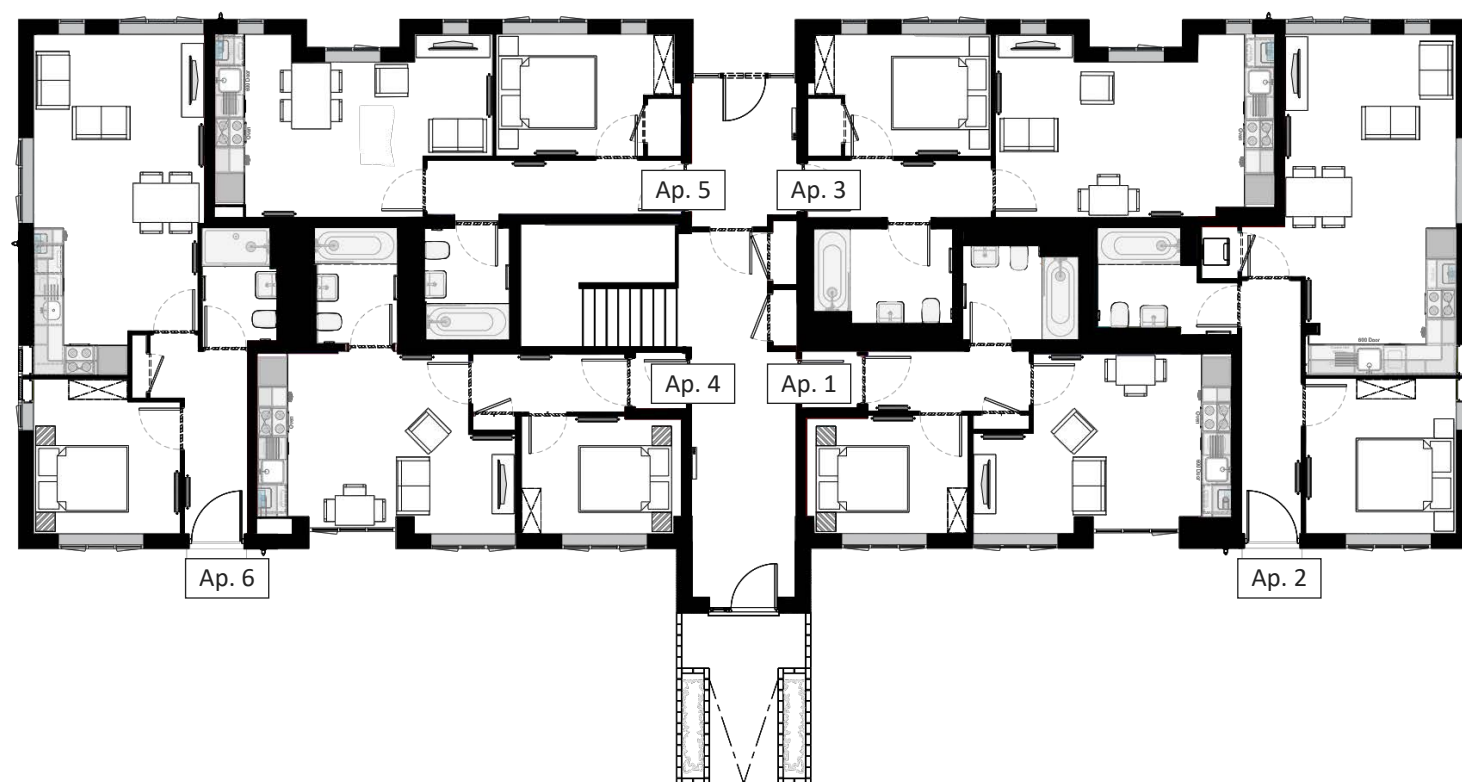
OAK



ASH







GROUND FLOOR







BIRCH



BIRCH

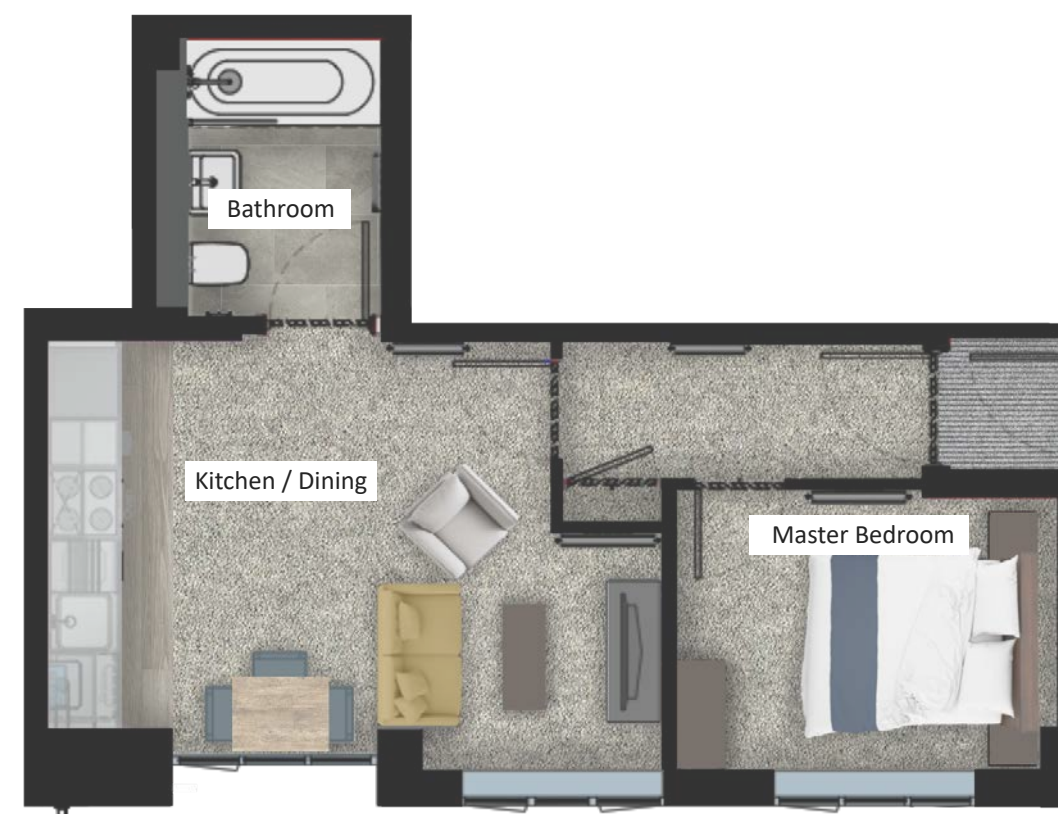


<b>Apartment 1</b>	Master Bedroom	2.4 x 4.3 M
	Kitchen / Dining	4.3 x 3.6 M
	Bathroom	2.3 x 2.2 M



<b>Apartment 2</b>	Master Bedroom	3.1 x 2.7 M
	Kitchen / Dining	3.5 x 7.4 M
	Bathroom	2 x 2.3 M

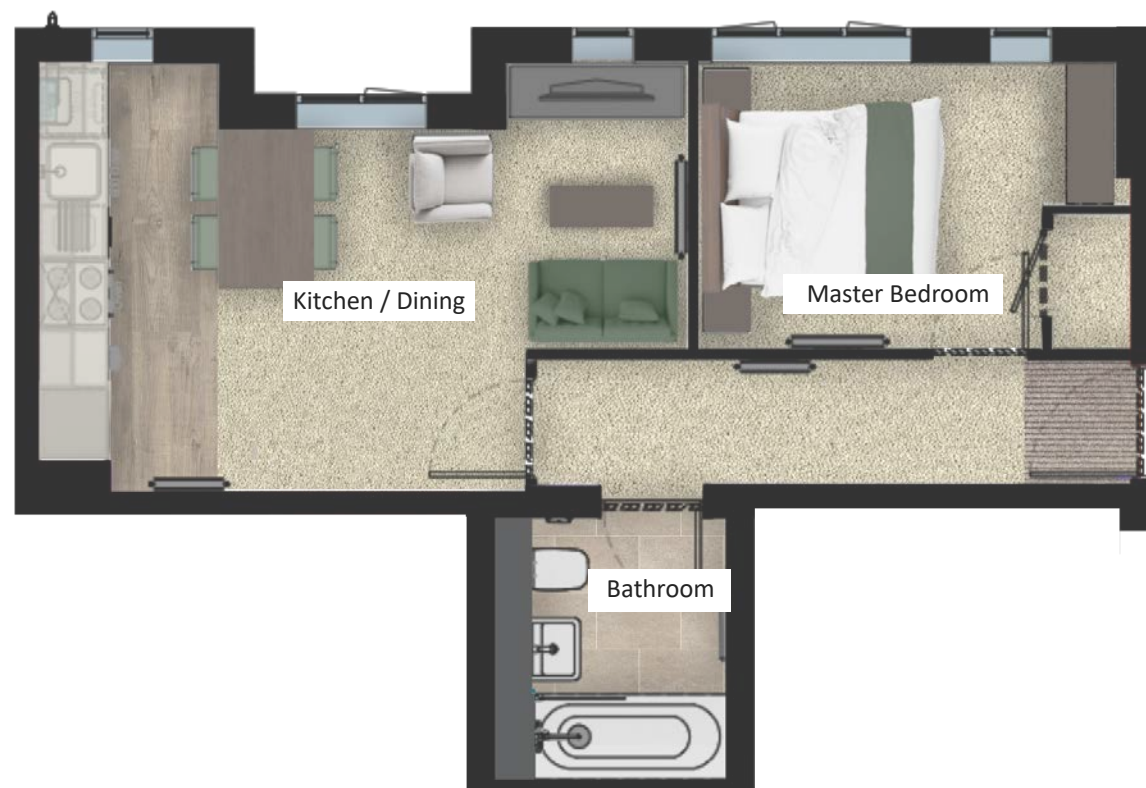




<b>Apartment 3</b>	Master Bedroom	3.8 x 2.5 M
	Kitchen / Dining	5.7 x 3.7 M
	Bathroom	2.8 x 2.2 M

<b>Apartment 4</b>	Master Bedroom	4.1 x 2.4 M
	Kitchen / Dining	4.5 x 3.5 M
	Bathroom	2 x 2.3 M



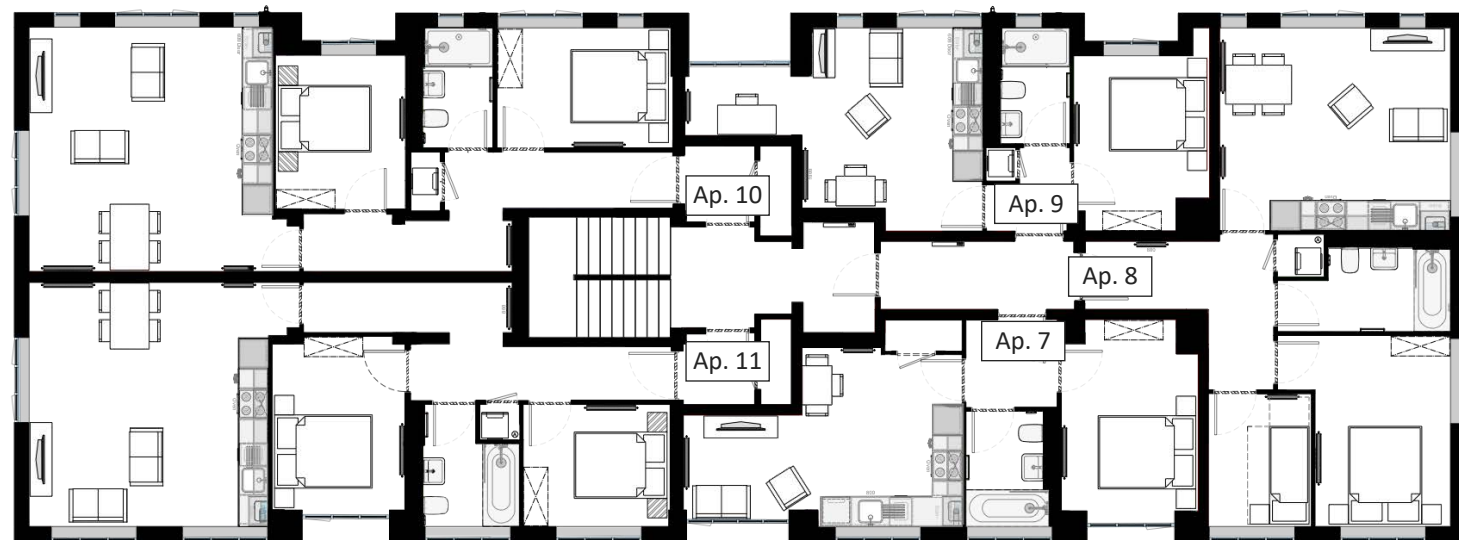


<b>Apartment 5</b>	Master Bedroom	3.1 x 2.7 M
	Kitchen / Dining	3.5 x 7.4 M
	Bathroom	2 x 2.3 M



<b>Apartment 6</b>	Master Bedroom	3.6 x 2.5 M
	Kitchen / Dining	5.7 x 3.7 M
	Bathroom	2 x 2.3 M





FIRST FLOOR







<b>Apartment 7</b>	Master Bedroom	2.8 x 4.2 M
	Kitchen / Dining	5.7 x 3.3 M
	Bathroom	1.9 x 2.3 M



<b>Apartment 8</b>	Master Bedroom	2.8 x 4 M
	Single Bedroom	2.1 x 2.7 M
	Kitchen / Dining	4.7 x 4.1 M
	Bathroom	2.5 x 2 M

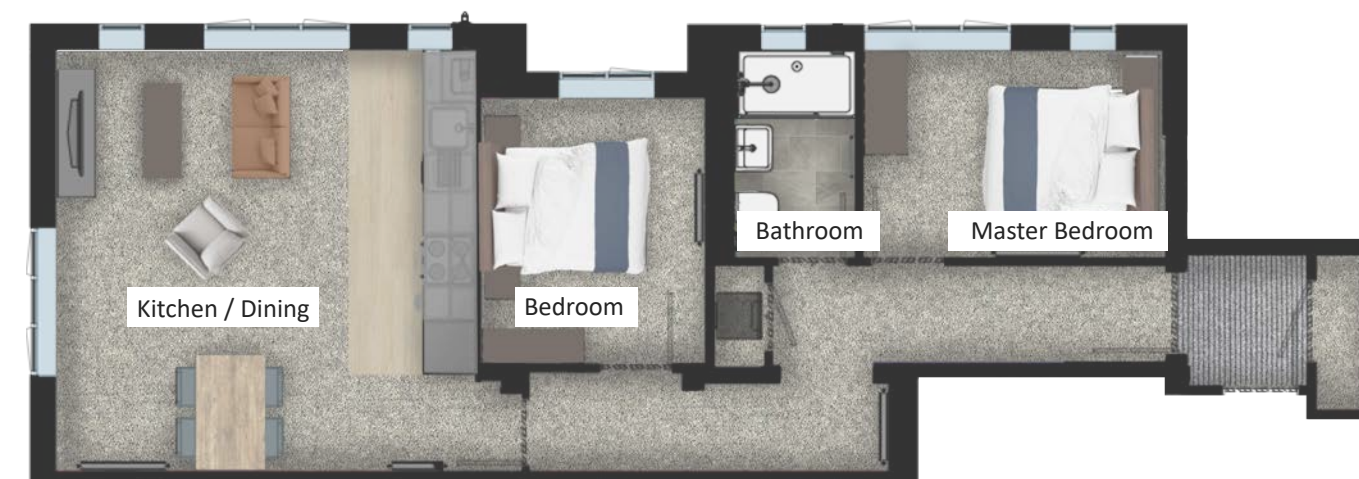




BIRCH



ASH



<b>Apartment 9</b>	Master Bedroom	2.8 x 3.6 M
	Kitchen / Dining	3.5 x 4.1 M
	Bathroom	1.7 x 2.3 M
	Home Office	2.4 x 1.4 M

<b>Apartment 10</b>	Master Bedroom	3.6 x 2.5 M
	Double Bedroom	2.7 x 3.1 M
	Kitchen / Dining	5 x 5 M
	Bathroom	1.7 x 2.5 M

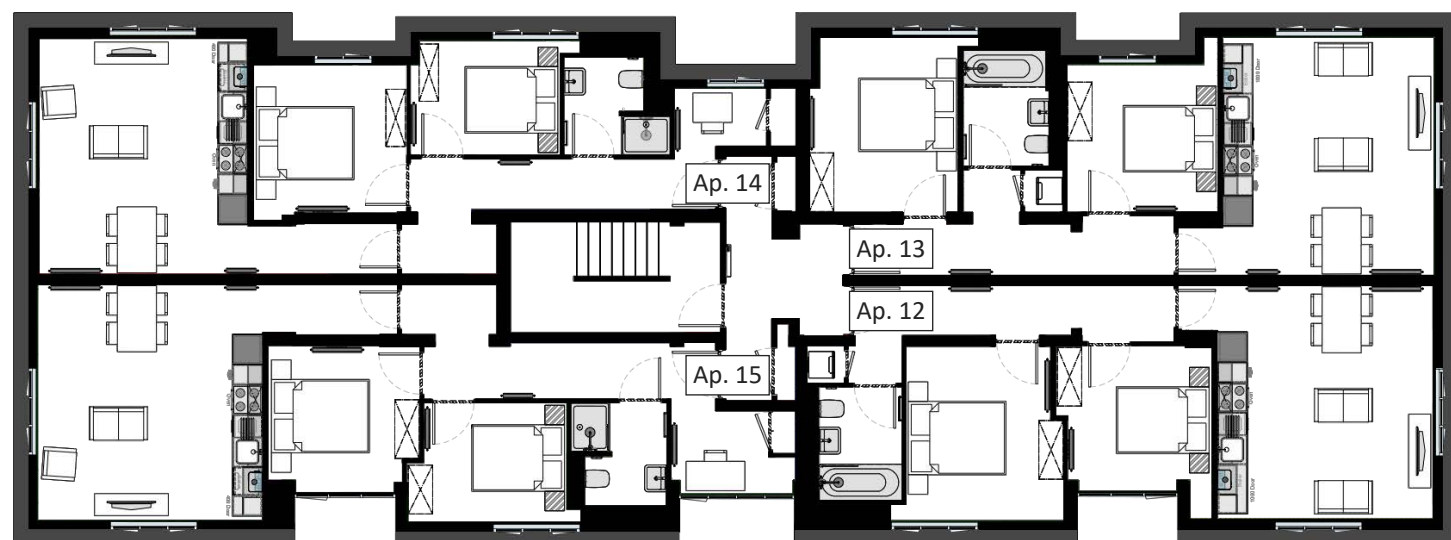




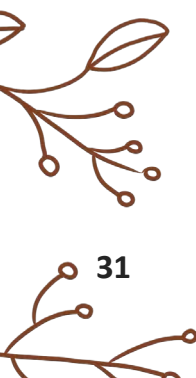
<b>Apartment 11</b>	Master Bedroom	3.6 x 2.7 M
	Double Bedroom	3 x 2.5 M
	Kitchen / Dining	4.9 x 5 M
	Bathroom	2 x 2.5 M



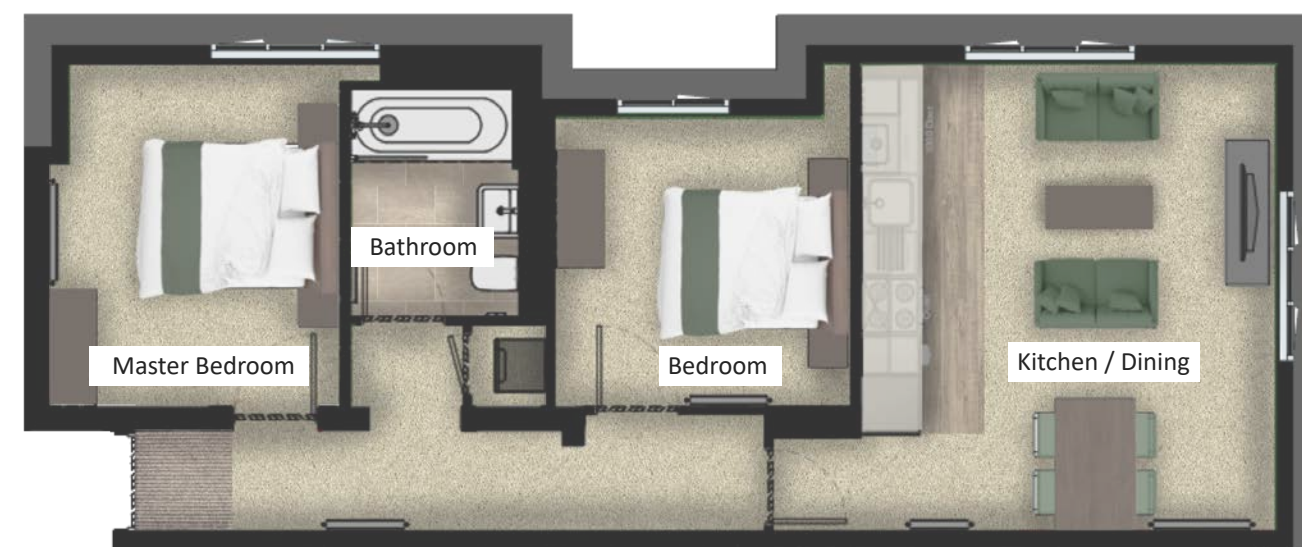




SECOND FLOOR







<b>Apartment 12</b>	Master Bedroom	3.2 x 3.6 M
	Double Bedroom	2.9 x 2.9 M
	Kitchen / Dining	4.4 x 4.8 M
	Bathroom	1.9 x 2.3 M

<b>Apartment 13</b>	Master Bedroom	3.0 x 3.6 M
	Double Bedroom	3.1 x 3 M
	Kitchen / Dining	4.3 x 4.9 M
	Bathroom	2 x 2.4 M

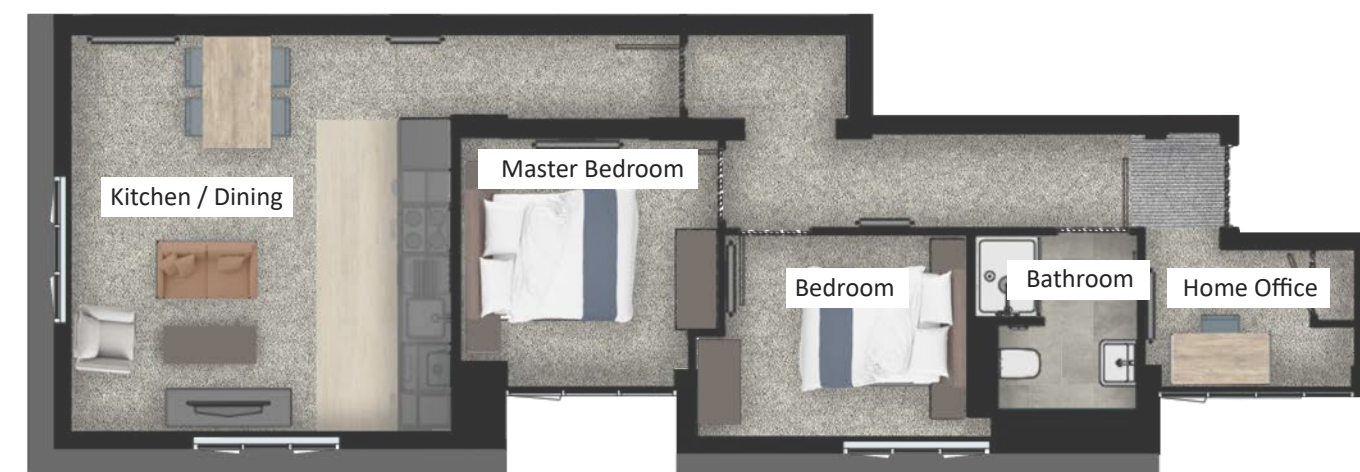
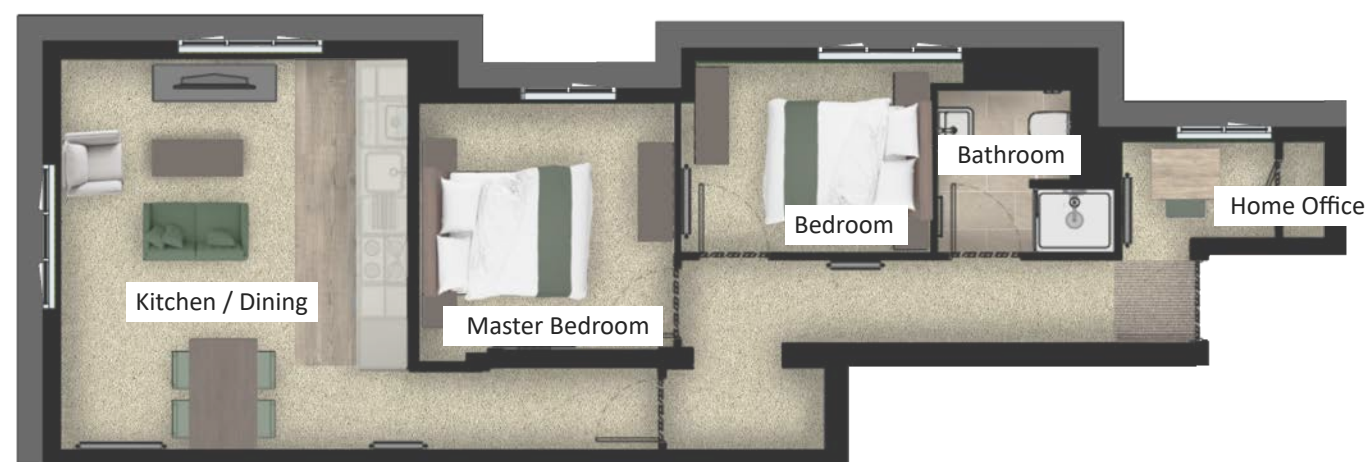




OAK

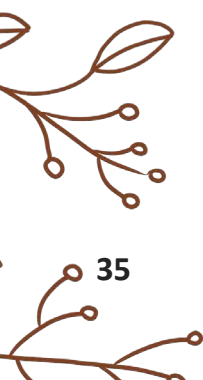


ASH



<b>Apartment 14</b>	Master Bedroom	3.1 x 3 M
	Double Bedroom	3 x 2.4 M
	Kitchen / Dining	4.3 x 4.8 M
	Bathroom	2.2 x 2 M
	Home Office	1.9 x 1.2 M

<b>Apartment 15</b>	Master Bedroom	3.1 x 3 M
	Double Bedroom	2.9 x 2.4 M
	Kitchen / Dining	4.6 x 4.8 M
	Bathroom	2 x 2.4 M
	Home Office	2.5 x 1.7 M















## GENERAL SPECIFICATION

- Tongue and groove style panelled doors with stainless steel door furniture.
- Walls and ceilings finished in Dulux Trade paint.
- Abingdon 50oz carpets.
- Karndean Knight vinyl flooring.
- TV point wired for Sky Q to living room.
- Full fibre broadband.
- Recessed LED downlights to hallway, bathrooms, kitchen, dining and lounge.
- Shaver socket to bathroom.
- Mains powered smoke detector with battery backup.
- Worcester Bosch energy-efficient gas-powered combination boiler.
- 7 day electronic programmer with wall mounted thermostat.
- Compact white radiators with thermostatic valves.
- Carbon monoxide alarm to kitchen.
- Video call intercom system to the main entrance doors with fob access control.
- L3 communal fire alarm.
- Secure carpark with fob access.
- 1 allocated car park space per apartment
- Garage / additional spaces (subject to availability) by negotiation.





## KITCHEN SPECIFICATION

- Premium matt finish kitchen with integrated handle soft close doors.
- Quartz worksurface including upstand and hob splashback.
- Undermounted stainless steel sink with black mixer tap.
- LED pelmet lighting.
- AEG stainless steel electric single oven.
- AEG induction hob with built in recirculating extractor hood.
- AEG integrated slimline dishwasher.
- Integrated fridge/freezer.
- Pre plumbed washing machine.

### ARTICHOKE CARBONARA

Carbonara is such a quick supper, it is rich and creamy (without any cream) thanks to the egg yolks and mountains of cheese. Artichokes bring a slight citrus flavour that balances the richness of the sauce.

#### SERVES 2

2 tablespoons olive oil  
2 onions, finely chopped  
1 large egg, plus 2 yolks  
pinch of ground nutmeg  
50g Parmesan, finely grated, plus extra to serve  
2 garlic cloves, sliced  
400g tin artichoke hearts, drained, rinsed and roughly torn  
200g spaghetti  
salt and freshly ground black pepper

Heat the olive oil in a large frying pan over a medium heat. Cook the onions until they are soft and then add the garlic for 20 minutes.

Meanwhile, heat together the egg yolks, nutmeg and cheese in a bowl. Stir the mixture with the black pepper to mix.

Add the garlic to the pan with the onions. Heat the artichoke hearts with a lid and heat gently until they are soft.

Boil the spaghetti in a pan of salted water according to the pack instructions. Drain, reserving a mug of cooking water then drain.

Remove the frying pan from the heat and immediately tip in the drained spaghetti. Toss the spaghetti and then pour in the egg and cheese mixture. Working quickly, toss the spaghetti around, taking care to coat the spaghetti with the sauce. Once the spaghetti is coated, add a little of the reserved cooking water if needed, to create a glossy sauce.

Served on two plates and top with extra Parmesan and black pepper.







## BATHROOM SPECIFICATION

- White quality bath with chrome taps.
- Shower mixer to bath, shower screen and fixed shower rail (As applicable).
- Shower with sliding door and fixed shower head and hair rinse on riser rail (As applicable).
- Floor mounted WC with concealed cistern.
- Wall hung basin with vanity unit and chrome mixer tap and waste.
- Large polished edge mirror above basin.
- Porcelanosa half height tiling to all walls with sanitaryware. Full height around showers and baths.
- Wet system ladder radiator to bathroom.



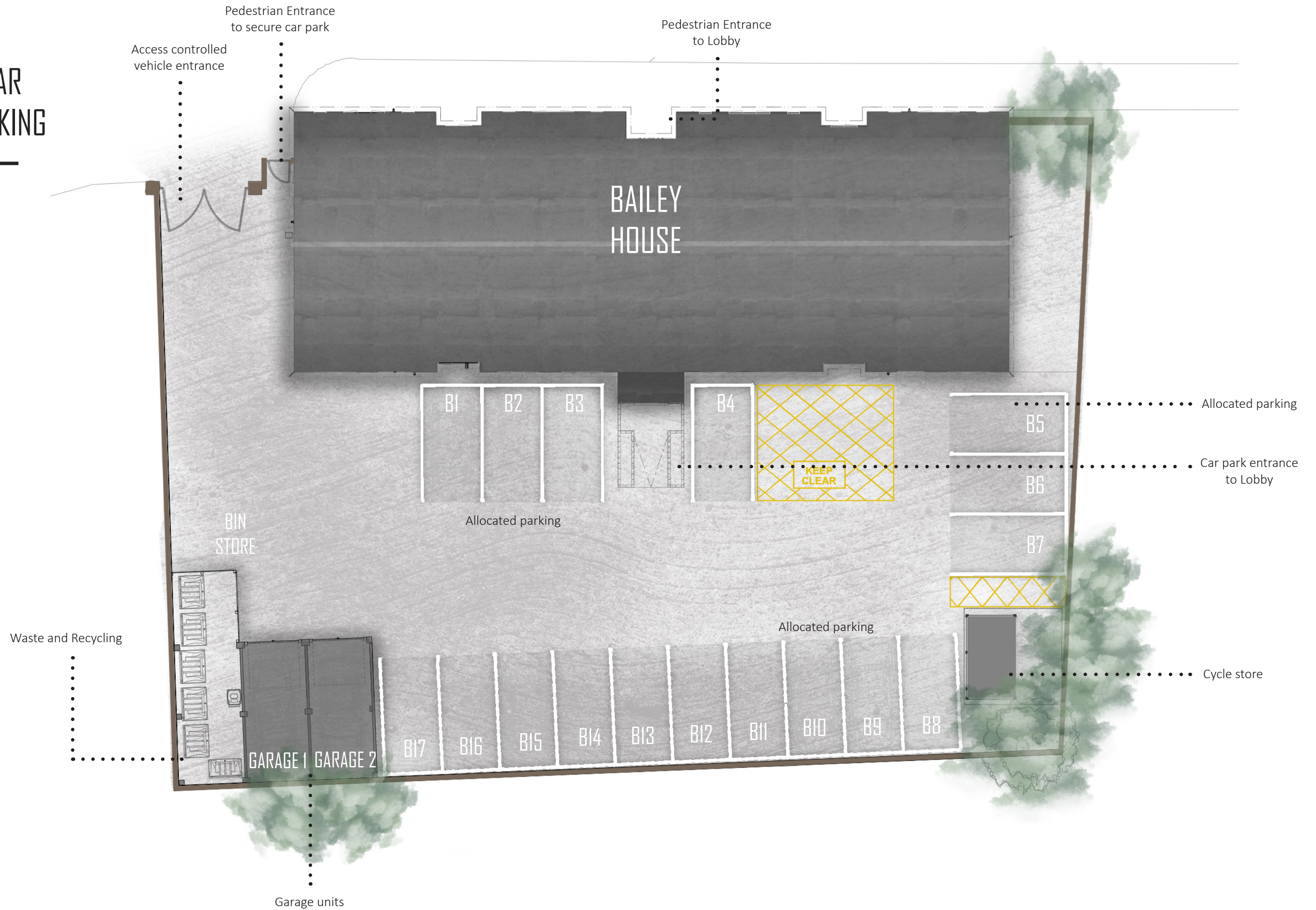




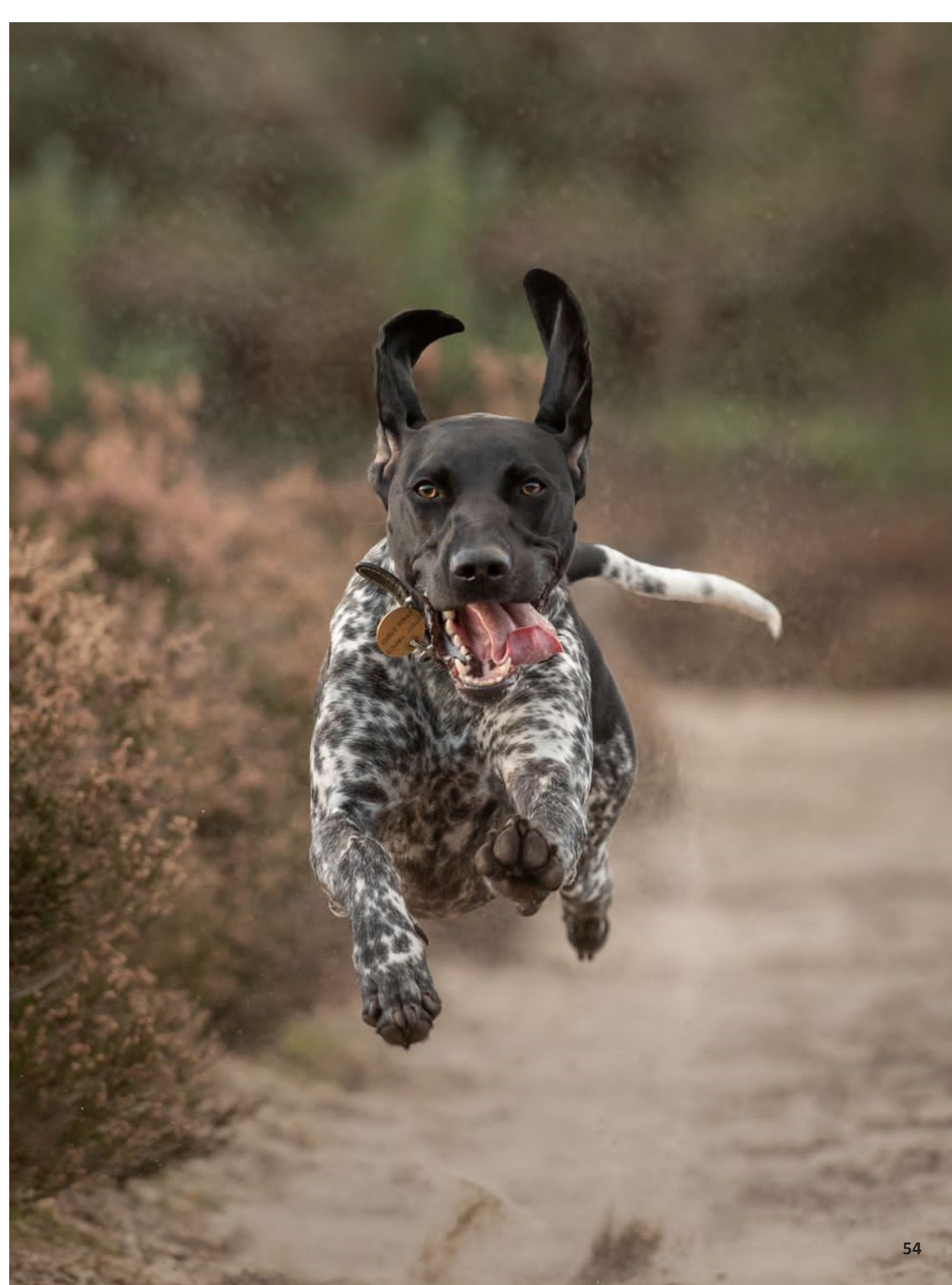





# CAR PARKING









A full-page photograph of a man and a woman walking away from the camera on a gravel path. The man is wearing a maroon jacket and black trousers, and the woman is wearing a mustard-colored top and blue jeans. They are holding hands. The path is covered in fallen yellow and orange leaves. The surrounding trees have vibrant autumn foliage in shades of yellow, orange, and green. In the background, there is a grassy area with a wooden bench and more trees.

LOCAL WALKS AROUND HORSHAM, WITH BILLINGSHURST,  
BRAMBER, DENNE HILL AND HORSHAM  
RIVERSIDE WALK TO NAME A FEW

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# WHAT THE LOCALS SAY

“I love living in Horsham because it’s a perfect blend of modern amenities and beautiful countryside. The town offers everything you need, from great shopping options to top-notch schools and healthcare facilities.

The community is incredibly friendly and welcoming, making it easy to feel at home. There’s always something to do, whether it’s enjoying the local parks, like the stunning Horsham Park, exploring historic sites such as St. Mary’s Church, or dining at the fantastic restaurants and cozy cafes.

Horsham also hosts a variety of events and festivals throughout the year, adding to its vibrant atmosphere. Plus, with the South Downs and other scenic areas nearby, it’s easy to escape into nature for a peaceful walk or a more adventurous hike. Another major advantage is the excellent transport links, making it easy to commute into London for work or leisure. It’s the best of both worlds!”

- Local Resident



“As a young adult in Horsham, I love how the town perfectly balances a lively community feel with the tranquility of the countryside. There’s always something to do, from hanging out at trendy cafes and enjoying the local music scene to exploring beautiful parks and nature trails. The sense of community here is strong, and I’ve met some amazing people.

Even though Horsham isn’t a big city, there’s a surprising variety of shops, restaurants, and events that keep life interesting. Plus, the convenience of hopping on a train to London for work or a spontaneous adventure is a huge bonus. Living in Horsham means I get to enjoy a laid-back lifestyle without missing out on the excitement of the city.”

- Local Resident





BAILEY HOUSE



**Supra Ultra are passionate about creating desirable quality homes. We go above and beyond to create a home designed to not only be functional, but look great and built to last.**

*All floor plans & CGIs are of a house type & do not necessarily reflect the detail of any particular home. These are used for illustrative purposes only & should not be relied upon. External materials, landscaping, windows / door positions, handing & external works may vary to that which is shown. All measurements are accurate to within 100mm & where given are maximums, which include fitted wardrobes or similar features. Furnishings on all floor plans, including but not exclusive to kitchens, bathrooms, en-suites & WC layouts are indicative only & should not be relied upon. Furnishings are not included in any sale of property.*





SUPRA ULTRA



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