



**Flat 5, 49 Carfax, Horsham**

Guide Price £475,000 - £500,000

 **Henry Adams**  
estate agents

## Flat 5

49 Carfax, Horsham

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This stunning and individual two bedroom, two bathroom, split level apartment is situated in a central Horsham position with immediate access to the shops, restaurants and local pubs as well as the nearby mainline train station and Horsham Park. Nearby countryside is also accessible along with commuter routes to London, Gatwick and Brighton.

The main reception hallway welcomes you, it offers a space for storage and opens into a generous and well proportioned open plan kitchen/sitting/dining room, there are elevated views over Horsham Carfax from the large arched window which also provides a light and airy environment. This versatile living and dining space has the potential for many configurations and has open access to the modern kitchen which has a range of wall and base cabinets with a selection of quality integrated appliances, there is also a sit up stand alone preparation island that doubles up as a sociable sit up breakfast bar.

A shallow staircase leads down from the main reception hallway into a very generously proportioned bedroom which has skylight windows and a further aspect overlooking Horsham Carfax, it has a large walk in wardrobe and a well equipped ensuite bathroom with a full suite that includes a walk-in shower, separate bath, a low-level WC and a wash hand basin - all finished to a modern style and complimented with quality chrome fittings.

A further bedroom is situated just off of a second shallow staircase and also has generous proportions featuring a walk-through dressing room that leads to an en-suite shower room which also









**Kitchen / Sitting Room / Dining Room**

**Bedroom**

**Bedroom**

**Bathroom**

**En-suite**





**Carfax**

Approximate Area = 1617 sq ft / 150.2 sq m

Total = 1617 sq ft / 138.7 sq m

For identification only - not to scale



## Henry Adams – Horsham

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