



3 Barnes Wallis Avenue

Christ's Hospital, Horsham, West Sussex, RH13 0TJ

Guide Price £440,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

3 Barnes Wallis Avenue, Christs Hospital, Horsham, West Sussex, RH13 0TJ

Courtney Green are pleased to be offering for sale this well appointed three storey mews style house built by Gleeson Homes in 2004 within the picturesque and historic hamlet of Christ's Hospital. The spacious and well presented accommodation comprises a principal bedroom with an en-suite shower, a family bathroom and two further double bedrooms one of which is L-shaped with a distinct study/dressing area. On the ground floor, there is an entrance hall off which is a cloakroom, a fitted kitchen with built in appliances and a light and airy lounge/dining room. The living room overlooks the rear garden, which enjoys a sunny Southerly aspect. The property has double glazed-fittings and gas fired heating to radiators. Christ's Hospital is situated just 10 minutes drive from Horsham town centre and features its own mainline train station with direct routes to London, Gatwick and the coast and features the Bluecoat Sports Health and Fitness club. The property is located on the fringe of the unique English co-educational independent day and boarding school.

Frosted double glazed **Front Door** to

Entrance Hall

Wood laminate flooring, radiator

Cloakroom

Low level WC, wall mounted wash hand basin with mosaic tiled splashback, radiator, wood laminate flooring.

Kitchen

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in walnut effect finish, having complementing worktop surfaces incorporating a single drainer sink unit with chromium monobloc tap, Zanussi stainless steel gas hob with concealed filter over, Zanussi double oven, Indesit dishwasher, Hotpoint washing machine, pelmet lighting, ceramic tiled splashback, radiator, downlighting, ceramic tiled flooring.

Lounge/Dining Room

Double glazed rear aspect and double glazed French doors to the rear garden. Wood flooring, understairs cupboard, two uplighters, ornate electric pebble fire with surround.

From the entrance hall a turning staircase rises to the

First Floor Landing

Radiator.

Bedroom 2

Twin double glazed rear aspect. Radiator, over stairs cupboard, range of mirror fronted wardrobe cupboards.

Bedroom 3

Twin double glazed front aspect, radiator. Being L-shaped this room has a distinct dressing area or study.

Family Bathroom

Fitted with a white suite comprising a panel bath with a chromium mixer tap, wall bracket and hand shower, glass shower screen, low level WC, pedestal wash hand basin, localised tiling, radiator, shaver light.

From the landing, turning stairs rise to the

Second Floor Level

With cupboard housing wall mounted gas fired boiler.

Principal Bedroom

Double glazed rear aspect. Two eaves storage cupboards, loft hatch, radiator, two double width wardrobe cupboards.

En-Suite Shower Room

Frosted double glazed front aspect. Low level WC, pedestal wash hand basin with tiled splashback, mirror and shaver light, radiator, shower cubicle with chromium thermostatic shower control, concertina door, extractor fan.

OUTSIDE

To the front of the house is a small, easy to maintain garden with an iron fence surround and gate.

The rear garden enjoys a sunny southerly aspect and comprises a full-width area of decking overlooking a bed of slate chippings with paved stepping stones leading to a timber shed and a store/'man cave'. To one side of the garden are raised beds. A gate to the rear gives access to a path leading to an area of parking where there is an allocated parking space and visitor parking.

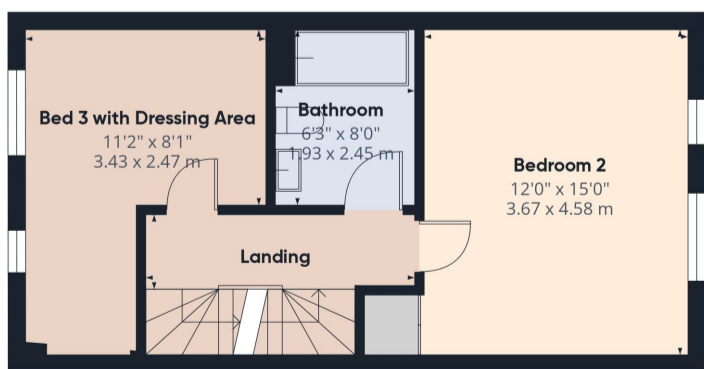
Annual Estates Charge £617.10 through to 30th June 2026

Council Tax Band - E

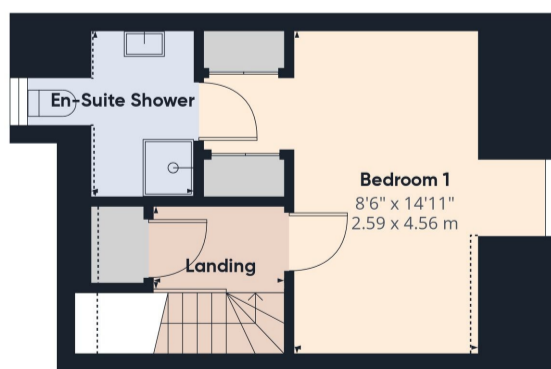
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Ground Floor



Floor 2



Floor 3



Approximate total area⁽¹⁾

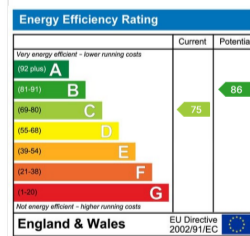
1096 ft²

101.7 m²

Reduced headroom

4 ft²

0.4 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

