

Barrington Road, Horsham, West Sussex, RH13 5SN.
Guide Price £220,000 Leasehold

MARTIN&CO

- **Beautifully presented home**
- **Own private front door**
- **One double bedroom with storage**
- **Bright sitting room with bay window**
- **Separate fitted kitchen**
- **Bathroom with rainfall style shower overhead**
- **Allocated parking space**
- **EPC D**
- **Approx 0.4 mile to Horsham station**



Redecorated by the current owner, this welcoming home combines bay windows and individual character with a convenient position approximately 0.4 miles on foot from Horsham railway station and 0.7 miles from the Carfax in Horsham town centre.

The private front door opens to an entrance lobby with stairs rising to the first floor landing.

Having its own entrance gives the property a pleasing sense of independence, with direct access from outside.

The sitting room is a particularly attractive space, with a generous bay window bringing in natural light. Soft neutral decoration, a contrasting feature wall and wood effect flooring create a comfortable setting for relaxing or entertaining.

A separate kitchen leads off the sitting room and is fitted with a range of wall and base cupboards, complemented by work surfaces and a stainless steel sink with drainer beneath the window. There is a fitted gas hob with an extractor above, together with space for appliances.





The double bedroom also benefits from a bay window, providing a bright recess for a dressing table or reading chair. Rich decorative tones give the room a warm, inviting feel, while a built in cupboard provides useful storage.

The bathroom is fitted with a shaped bath with an overhead rainfall shower, a separate handheld attachment and a black framed shower screen. A wash basin with vanity storage and a WC complete the accommodation, with white tiling and teal accents creating a distinctive finish.

Outside, the property benefits from one parking space, a valuable practical addition in a location convenient for both the station and town centre.

Barrington Road is well placed for enjoying Horsham's shops, cafés and restaurants. Horsham railway station is approximately an eight minute walk away, while the Carfax, at the heart of the town centre, is approximately a fifteen minute walk.

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Tenure: Leasehold
Lease Length – 99 years from January 2019
91 years remaining

Ground Rent – £200 per annum
Service Charge – shared with ground floor, no annual service charge
Service Charge Review Period – None
Council Tax Band – B – Horsham District Council
Gas central heating to radiators

Broadband information: Standard, Superfast and Ultrafast services are available in the area.
Fibre to the property subject to provider availability.
Speeds from 115mbps to 1600mbps









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The Property Ombudsman