

10 Black Horse Way, Horsham

Guide Price **£720,000**

Henry Adams
estate agents

10 Black Horse Way

Horsham

Henry Adams in Horsham are delighted to offer this beautifully presented and deceptively spacious town house, ideally positioned in the very heart of Horsham's historic and vibrant market town.

The ground floor accommodation briefly comprises a welcoming entrance hallway, downstairs cloakroom with WC and wash hand basin, and a useful storage cupboard. There is a well-proportioned separate dining/reception room, together with an attractive and beautifully presented kitchen/breakfast room. The kitchen benefits from tiled flooring, a stylish central island unit and a comprehensive range of integrated appliances, including fridge/freezer, oven, hob, extractor fan, dishwasher, washing machine and tumble dryer. There is also ample space for a breakfast table and chairs, making this an ideal everyday dining and entertaining space.

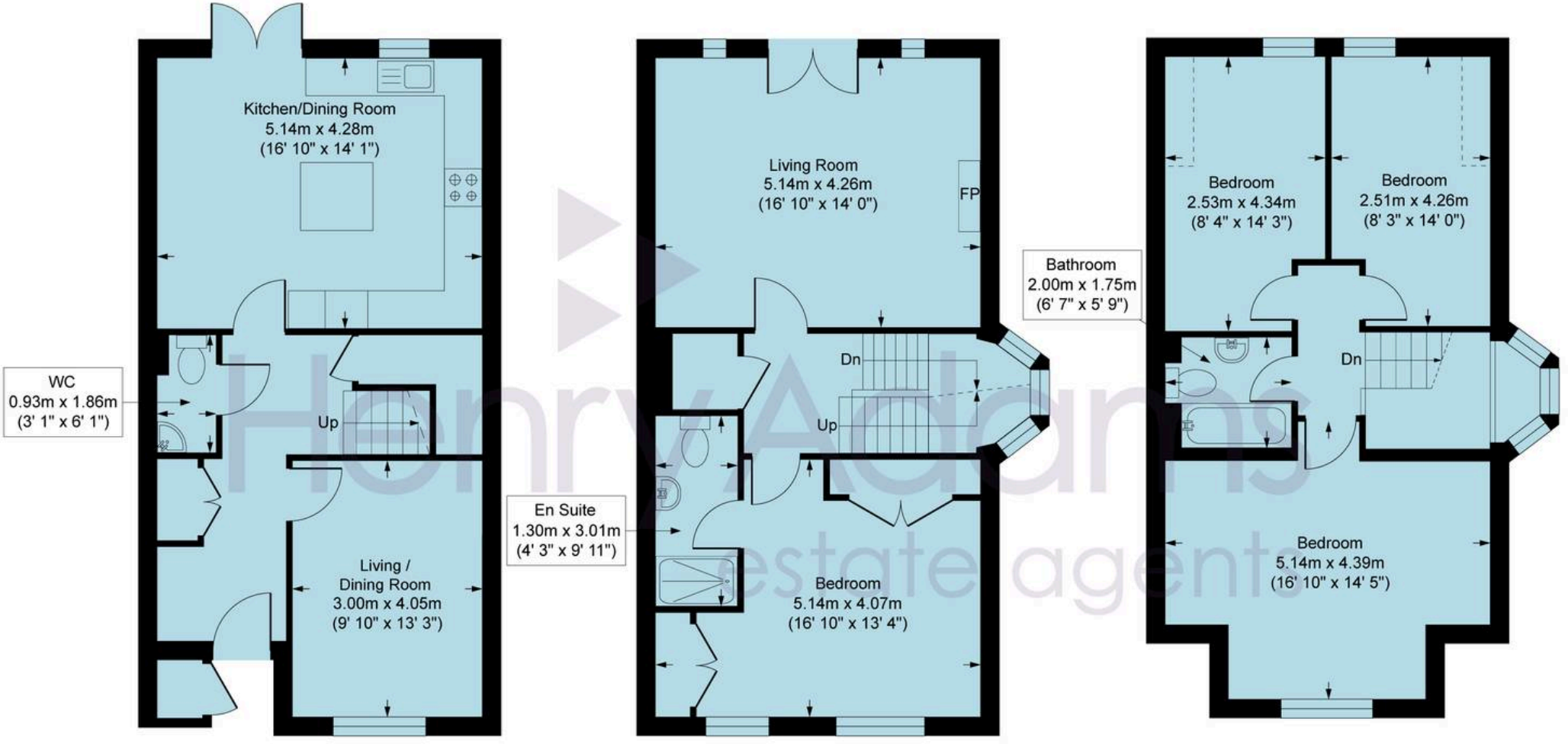
The first floor offers a spacious and particularly attractive reception room, featuring solid wood flooring, a feature fireplace and large windows providing plenty of natural light. This room offers excellent flexibility and could equally be utilised as a fifth bedroom, depending on individual requirements. Also on this floor is the landing with airing cupboard and an exceptionally well-proportioned principal bedroom, complete with its own en-suite shower room comprising shower cubicle, WC and wash hand basin. The second floor continues with a particularly spacious guest bedroom/bedroom two, a contemporary family bathroom fitted with a bath and overhead shower, glass shower screen, WC and wash hand basin, together with two further bedrooms, completing the versatile upper-floor accommodation.











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Black Horse Way

Approximate Internal Area = 1673.35 sq ft / 155.46 sq m
Closet = 7.10 sq ft / 0.66 sq m
Total = 1680.45 sq ft / 156.12 sq m

For identification only - not to scale









Outside

To the rear, the property enjoys a well maintained garden, laid predominantly to lawn and complemented by a selection of established plants, trees and shrubs. A generous patio/seating area provides an ideal space for outdoor dining and entertaining and can be accessed directly from the kitchen/breakfast room. There is also a useful timber storage shed and side access for bin collection.

A further particularly valuable feature is the property's **gated allocated parking space for one vehicle**, providing the convenience and security of private parking in such a central town-centre location.

This is a fantastic opportunity to acquire a spacious and versatile town house in an enviable central Horsham location, offering the very best of town-centre living with shops, restaurants, supermarkets, regular markets and a wealth of local amenities all just moments away.

Agent note - Service charge fee £1,382.92 approx per annum

Council Tax band: G

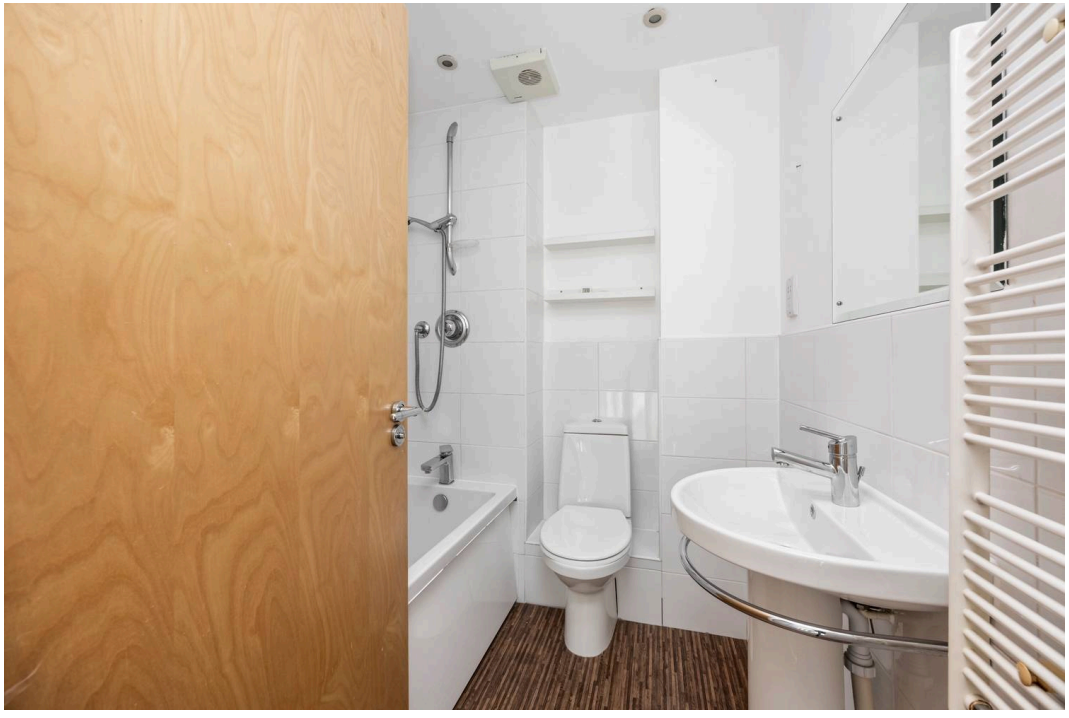
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Henry Adams - Horsham

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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.