



33 Barnes Wallis Avenue, Christs Hospital

Guide Price **£425,000**


Henry Adams
estate agents

33 Barnes Wallis Avenue

Christs Hospital, Horsham

This well-presented three-bedroom, two-bathroom mid-terrace house offers spacious and versatile accommodation arranged over three floors, ideal for modern family living. The ground floor features an inviting open-plan lounge and dining room, perfect for relaxing and entertaining, alongside a separate kitchen and convenient WC.

The first floor comprises two well-proportioned bedrooms, a family bathroom and a small study, ideal for home working or additional storage. Occupying the second floor, the principal bedroom benefits from its own ensuite shower room, creating a private and comfortable retreat.

Situated in the sought-after Christs Hospital area, the property is within easy reach of the local train station, making it ideal for commuters, as well as the Downs Link pathway, offering scenic countryside walks. The popular Bluecoat Sports Leisure Centre is also just a short distance away, providing a range of fitness and recreational facilities.

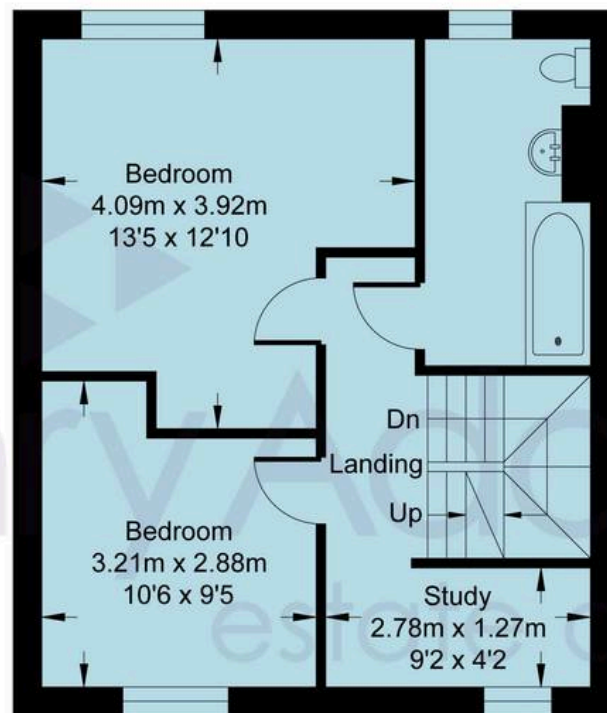
Outside, the property benefits from a low-maintenance rear courtyard garden, complete with a patio area ideal for al fresco dining or enjoying a morning coffee. Enclosed for privacy, the garden provides a pleasant outdoor space for relaxation. Allocated parking to the rear adds further convenience.



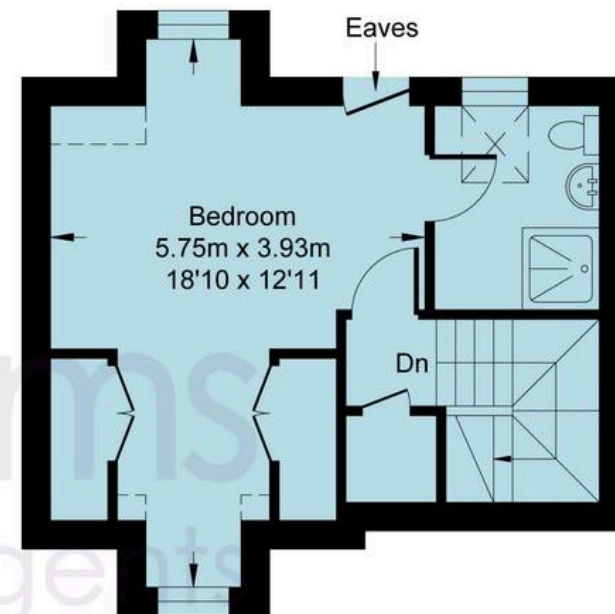




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Barnes Wallis Avenue

Approximate Internal Area = 1172 sq ft / 108.88 sq m
For identification only - not to scale



Combining flexible accommodation with a desirable residential location, excellent transport links and access to local amenities and green spaces, this appealing home is ideally suited to families, professionals or investors seeking a well-connected property offering the best of town and country living.

Christ's Hospital has postal facilities, a chapel, a shop and a large railway station, all within easy walking distance of the estate. The town of Horsham is only a short drive away and still retains its old-world charm with a traffic-free centre, as well as an excellent range of shops, pubs and restaurants and an arts centre with a theatre and cinema. The local area offers many opportunities to enjoy the countryside and wildlife, with Warnham Nature Reserve, Horsham Park, Huxley's Birds of Prey Centre and Sumners Ponds all no further than seven miles from the estate.

Council Tax band: E

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.