



HAMLYN SMITH

£695,000

BRIGHTON ROAD, HORSHAM

3 BEDROOMS

3 RECEPTIONS

2 BATHROOMS

1 Barrack Cottages is an attractive three-bedroom end-of-terrace period cottage occupying a generous plot in a desirable semi-rural setting, approximately one mile from Partridge Green and conveniently positioned between Henfield and Cowfold.

- Attractive three bedroom end terrace period cottage
- Large West facing garden
- Total plot measuring approx. a third of an acre
- Beautifully presented throughout
- Stunning kitchen breakfast room
- Scope for further development (STNC)
- Large garage / workshop
- No onward chain







Brighton Road

Approximate Gross Internal Area = 130.66 sq m / 1406.4 sq ft

Outbuilding = 61.58 sq m / 662.84 sq ft

Total = 192.24 sq m / 2069.24 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1329851)

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The property has been extensively refurbished and modernised in recent years, creating a beautifully presented home which successfully combines period character with contemporary finishes. Double-glazed windows and LPG heating have also been installed, helping provide the practical comforts expected of a modern home.

Internally, the accommodation is deceptively spacious and thoughtfully arranged. At the heart of the property is an impressive German fitted kitchen and dining room, complete with a range-style oven, Siemens appliances and an adjoining study area, creating a sociable and versatile space for everyday living. Two further well-proportioned reception rooms provide additional flexibility, while a stylish cloakroom completes the ground floor accommodation.

Despite the comprehensive refurbishment, the cottage retains plenty of its original charm, with character features including an impressive inglenook fireplace, additional feature fireplaces, traditional pine internal doors and exposed wall and ceiling timbers.

Upstairs, a generous landing leads to three good-sized double bedrooms and two contemporary bathrooms, providing well-balanced accommodation suitable for families, couples or those looking to downsize without compromising on space.

Outside, the property is equally impressive. The overall plot extends to approximately 0.277 acres, subject to verification, with a substantial west-facing rear garden measuring approximately 178 feet in length. A private driveway provides ample off-road parking, while a timber garage offers useful workshop space together with additional garden storage.

The generous size and configuration of the plot also offers an exciting and relatively rare opportunity to explore further development, extension or additional accommodation, subject to obtaining the necessary planning permissions and other relevant consents. Prospective purchasers should make their own enquiries with the appropriate local authority regarding the potential of the site.

With its attractive semi-rural setting, extensive refurbishment, generous accommodation, large west-facing garden and future potential, 1 Barrack Cottages is a distinctive country home that warrants an internal viewing to be fully appreciated.

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