



Black Horse Way, Horsham, West Sussex, RH12 1NN.

Guide Price £800,000 - £850,000 Freehold



Black Horse Way, Horsham

3 Bedrooms, 2 Bathrooms

- Town Centre Home
- Three Large Bedrooms
- Main Bedroom with Ensuite
- Private Garden
- Gated Allocated Parking
- No Chain Above
- EPC C

Set within the grounds of Horsham's historic Manor House, just moments from the town centre, this substantial townhouse offers well balanced accommodation arranged over three floors.

While enjoying all the benefits of a central location, the property sits within a quiet and established development, combining privacy with exceptional convenience.

The layout is arranged to suit modern living, with the ground floor centred around a kitchen and dining room that forms the heart of the home.

The kitchen is fitted with a comprehensive range of units, ample work surfaces and a central island, and is fully equipped with integrated appliances including dishwasher, washing machine, fridge freezer, oven, hob and extractor.



Double doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living and making this an ideal space for both everyday use and entertaining.

A separate reception room on the ground floor provides valuable flexibility, equally suited as a formal sitting room, home office or occasional guest space, supported by ground floor facilities.

In addition, the property benefits from excellent built in storage, with cupboards within the main hallway, useful under stair storage and an airing cupboard on the first floor, ensuring the space remains practical as well as well proportioned.

The first floor offers a sitting room that provides a more relaxed living area, along with a well proportioned bedroom featuring fitted wardrobes and served by an ensuite shower room.

The second floor completes the accommodation with a notably large bedroom arrangement, offering a sense of scale rarely found in comparable town centre homes, together with a further bathroom.

Externally, the rear garden has been thoughtfully arranged to provide a private and sheltered setting for outdoor dining and relaxation, with established planting adding to the sense of seclusion.

A rear gate provides direct access from the garden into the gated parking area.

Gated parking for one vehicle is provided within the development, with pedestrian access routes leading directly into Horsham town centre, the Causeway, Denne Hill and surrounding amenities.

The property is offered to the market with no onward chain, presenting a rare opportunity to secure a town centre home within one of Horsham's most desirable and historic settings.

PLEASE NOTE – Virtual Staging: To help buyers appreciate the potential of the accommodation, some photographs have been digitally furnished using virtual staging technology. These images are provided for illustrative purposes only. The room dimensions, layout, fixtures, fittings and structural features remain unchanged.



Material Facts: Guide Price £800,000 - £850,000

Tenure: Freehold

Council Tax Band: Band F
Horsham District Council

EPC Rating C

Property Type: Modern Town House Mains Services:
Electricity/Water/Drainage/Gas
Heating Type: Gas Central Heating To Radiators

Broadband information: 17mbps to 330 mbps Fibre to the cabinet

Mobile Coverage: Good with most providers

Parking Type: Gated allocated parking space

Flood/Erosion Risk:
River and Seas: Very Low Surface Water: Very Low

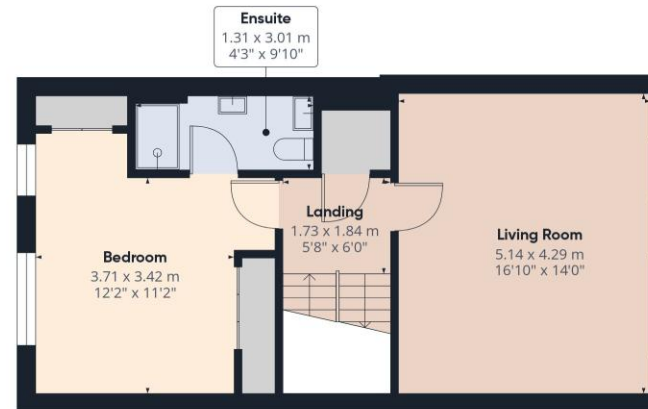
Development Charge
The development charge is £1100 per annum



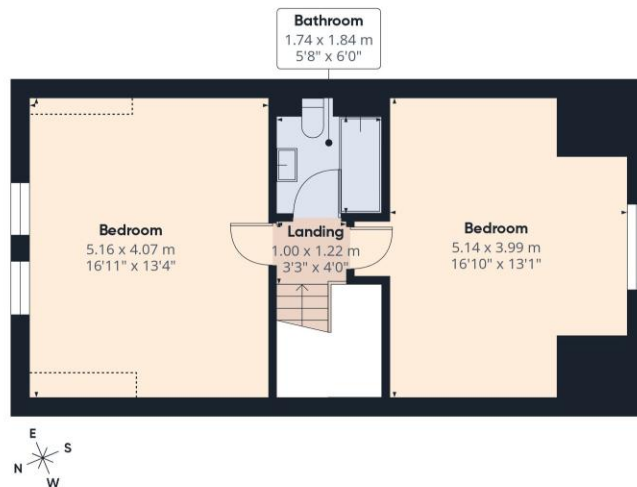




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

140.8 m²

1516 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

