



Barnsnap Close, Horsham, West Sussex, RH12 5XY



woodlands



Tucked away within a well-established cul-de-sac in ever-popular North Horsham, this appealing semi-detached home is perfectly placed for family life and commuting alike. North Heath Community Primary School, Holbrook Sports Club and a convenient local parade of shops and cafés are all within easy walking distance, while Littlehaven station offers straightforward links for those travelling further afield.

Thoughtfully updated and well cared for by the current owners, the property presents a bright, contemporary interior with the potential to further enhance and even the potential to extend the living space (subject to all the necessary planning permissions being sought), thanks to an attached garage spanning the full length of the house - allowing the potential for your home to evolve as your needs grow.

Approached via a private driveway providing off-road parking, an enclosed porch opens into a welcoming open-plan living and dining space filled with natural light. To the rear sits a stylish modern kitchen, finished in neutral tones and fitted with an integrated oven and gas hob alongside space for additional appliances. A glazed door leads onto an attractive composite decking area - ideal for outdoor dining and entertaining - overlooking a private rear garden that enjoys a peaceful outlook across neighbouring playing fields. A covered seating area with power supply enhances year-round enjoyment, whether hosting guests or creating a safe outdoor haven for children.

Upstairs, two generous double bedrooms both benefit from fitted storage, while a well-appointed family bathroom completes the accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH

DOOR TO:

LIVING/DINING ROOM 17'07" x 13'0" (5.36m x 3.96m)

KITCHEN 8'10" x 13'0" (2.69m x 3.96m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'05" x 13'0" (2.87m x 3.96m)

BEDROOM TWO 8'10" x 13'0" (2.69m x 3.96m)

BATHROOM 4'08" x 8'05" (1.42m x 2.57m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

ATTACHED GARAGE 27'11" x 8'0" (8.51m x 2.44m)

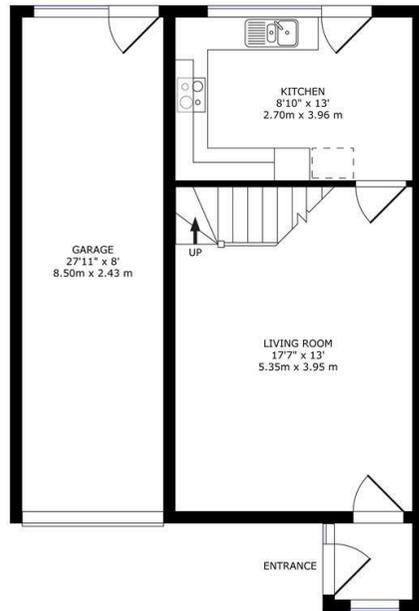
REAR GARDEN

NO ONWARD CHAIN

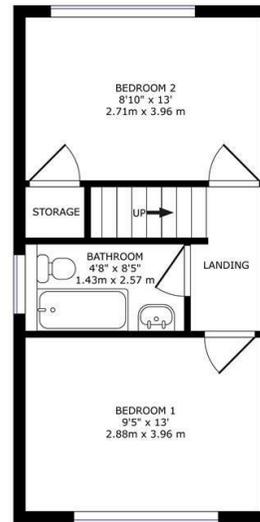


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GROUND FLOOR
365.4 sq.ft / 33.9 sq.m approx (excluding garage)



1st FLOOR
334.1 sq.ft / 31 sq.m approx (excluding storage)



TOTAL FLOOR AREA
699.5 sq.ft / 65 sq.m approx (excluding garage & storage)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. At the next set of traffic lights turn right into Springfield Road and continue into North Parade with Horsham Park on your right hand side. Go straight ahead at the first set of lights and at the second set turn right into Wimblehurst Road. Go straight ahead at the mini roundabout into North Heath Lane. (You will pass a turning on the left for Heath Way but continue past this as it loops round in a horseshoe shape and you need to take the other entrance). Proceed to the mini roundabout and go straight over then take the first left into Heath Way. Barnsnap Close is then the first on the right.

COUNCIL TAX: Band C.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	