



## 22 BARRINGTON ROAD HORSHAM

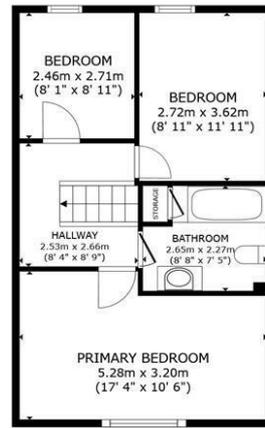
£635,000  
FREEHOLD

- EXTENDED THREE BEDROOM DETACHED HOUSE IN HIGHLY SOUGHT AFTER CENTRAL HORSHAM LOCATION
  - THREE LARGE DOUBLE BEDROOMS
  - BEAUTIFUL INTERIORS THROUGHOUT
- 230 YARDS (APPROX 3 MINUTE WALK) TO HORSHAM STATION
- RARE OPPORTUNITY TO PURCHASE IN THIS PRIME LOCATION
- DRIVEWAY FOR OFF STREET PARKING
- STUNNING OPEN PLAN FLEXIBLE LIVING SPACE
- GOOD SIZED WALLED EAST FACING GARDEN
  - 0.7MI TO HORSHAM TOWN CENTRE
  - VIEWINGS HIGHLY ADVISED





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
FLOOR 1 76.3 m<sup>2</sup> (822 sq.ft.) FLOOR 2 46.2 m<sup>2</sup> (498 sq.ft.)  
TOTAL : 122.6 m<sup>2</sup> (1,319 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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