

6 Bartholomew Way, Horsham

Guide Price **£525,000**

Henry Adams
estate agents

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Horsham

This beautifully appointed four-bedroom, two-bathroom family home enjoys a prime position within the highly desirable area of North Horsham, offering an appealing blend of style, comfort and practicality for modern family living.

Tastefully presented throughout, the property welcomes you via a spacious entrance hall, leading to a bright and inviting living room. To the rear, the heart of the home is undoubtedly the impressive kitchen/dining and family room, offering a wonderful space for modern family living and entertaining. The kitchen provides ample storage and workspace, while the adjoining dining and family areas create a sociable and versatile environment, with French doors opening directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. Further ground-floor accommodation includes a conveniently positioned cloakroom and a dedicated study, ideal for home working or providing a quiet retreat.

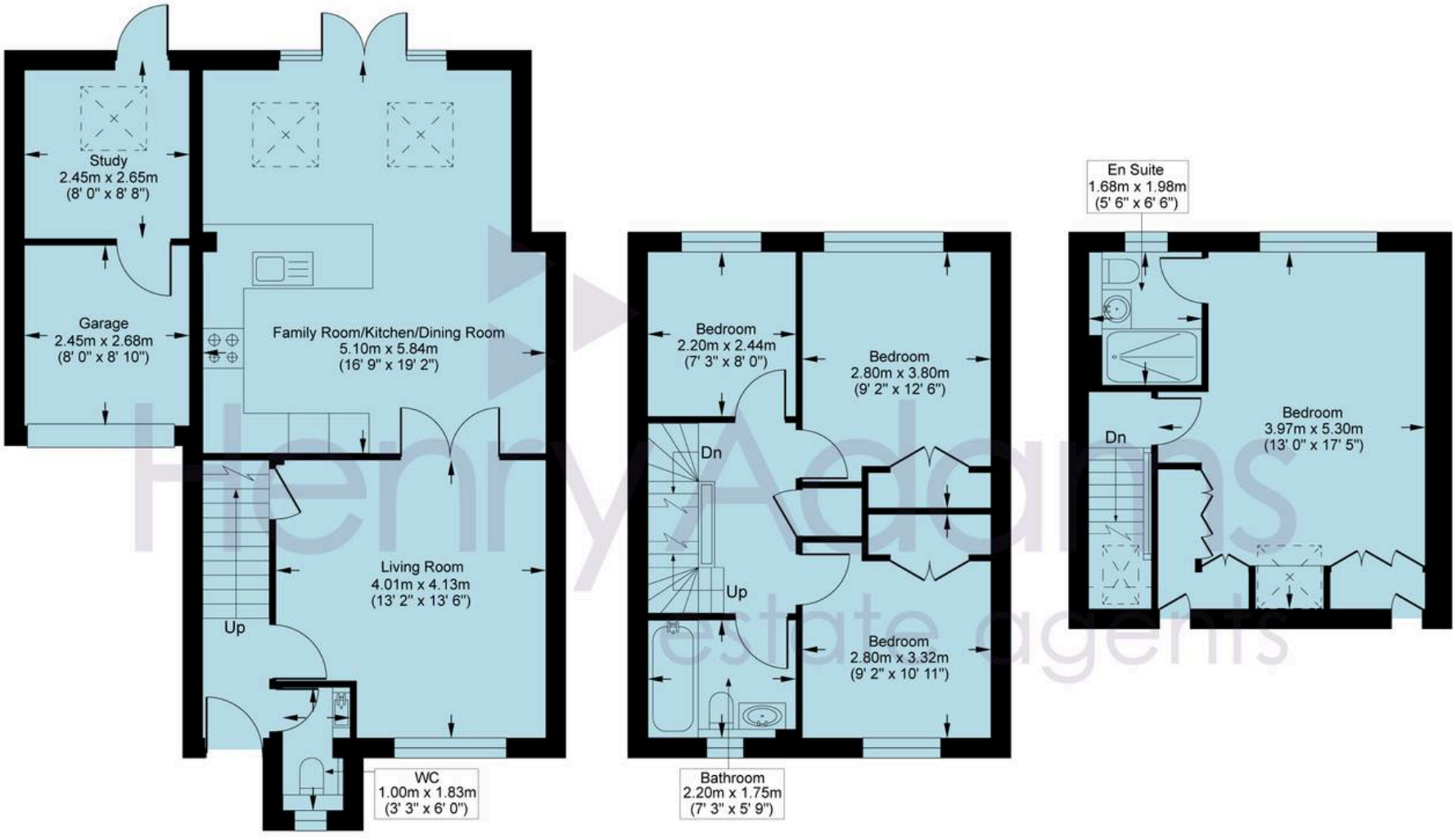
The first floor offers three bedrooms, all served by a stylish contemporary family bathroom. Occupying the entire top floor, the impressive principal bedroom provides a wonderful sense of privacy and retreat, complemented by excellent fitted wardrobes and a modern en-suite shower room. This arrangement offers a particularly appealing layout, ideal for modern family living.











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Approximate Internal Area = 1227.73 sq ft / 114.06 sq m

Garage = 140.58 sq ft / 13.06 sq m

Total = 1368.31 sq ft / 127.12 sq m

For identification only - not to scale









Externally, the property continues to impress with a landscaped rear garden, predominantly laid to lawn and complemented by a generous patio area, creating an ideal setting for al fresco dining, entertaining or simply relaxing outdoors. Designed with ease of maintenance in mind, the garden also provides a secure and enjoyable space for children.

To the front, a private driveway provides off-road parking for vehicles, while the former garage has been converted to provide valuable additional storage space, ideal for bicycles, garden equipment and seasonal belongings.

Combining well-proportioned accommodation, a versatile layout, attractive outdoor space and a highly sought-after North Horsham location, this appealing home offers an excellent opportunity to acquire a stylish and well-maintained property in a popular residential setting.

The location further enhances the appeal of this attractive home, with Littlehaven railway station within easy reach, providing convenient transport links. The property is also well placed for a selection of well-regarded local schools and everyday amenities, making it particularly well suited to families and professionals alike.

Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

Council Tax band: D - Tenure: Freehold

EPC Energy Efficiency Rating: D - EPC Environmental Impact Rating: D









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.