



Sedgwick Lane Horsham RH13

£2,750 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A stunning 3 bedroom converted barn, furnished to an exceptionally high standard, located in a rural position on the outskirts of Horsham on a working Farm in the Sussex Countryside. EPC:C*

Fully Fitted Kitchen | Large Reception Room | 3 Bedrooms | 3 Bathrooms | Parking for 2 cars | 2 Balconies.

### Description

A stunning 3 bedroom furnished Barn, converted to an exceptionally high standard, situated on a Farm in the Sussex Countryside. Gardener included. The property enjoys mainly open planned living space with velux windows allowing in plenty of light. The ground floor consists mainly of the open planned Living area and Kitchen. The kitchen is of a high standard and has a range of fixed units with integrated appliances along with a breakfast bar and granite worktops. The focus point of the living space is the stainless steel open planned fireplace with furnishings arranged around. The living space also benefits from bi-fold doors and polished floor tiles. The third bedroom is also situated on the ground floor with bathroom next door that has a bath and separate shower. The two

bedrooms upstairs are accessed via separate staircases and Both bedrooms have ensuite shower rooms and covered balconies EPC:C

### Situation

The property is situated on a working farm in a pleasant rural location south of Horsham, with easy access to Gatwick airport, M23/M25 and Heathrow airport. The railway station of Horsham is approximately 3 miles away and provides regular services to London and Gatwick. Horsham town centre is conveniently close giving easy access to a wide range of shops, leisure facilities and restaurants.

### Furnishing

Furnished



### Hamptons Horsham Lettings

64 West Street

Horsham RH12 1PL

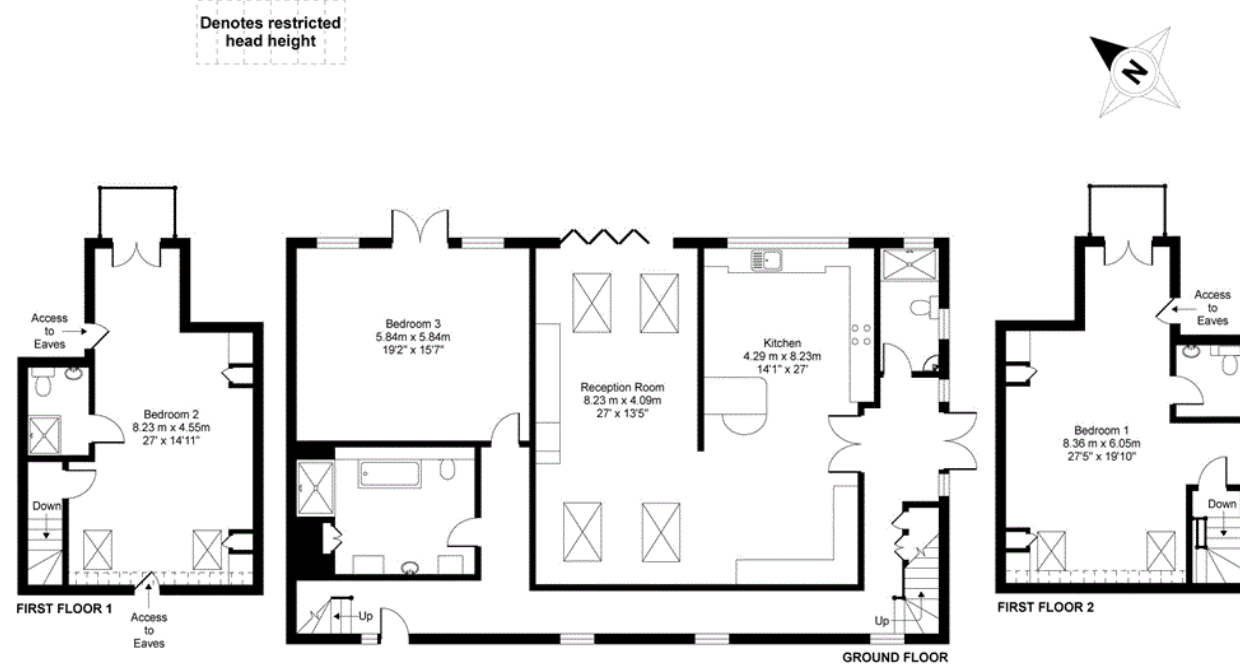
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## Floorplan

## Energy Performance Certificate (EPC)



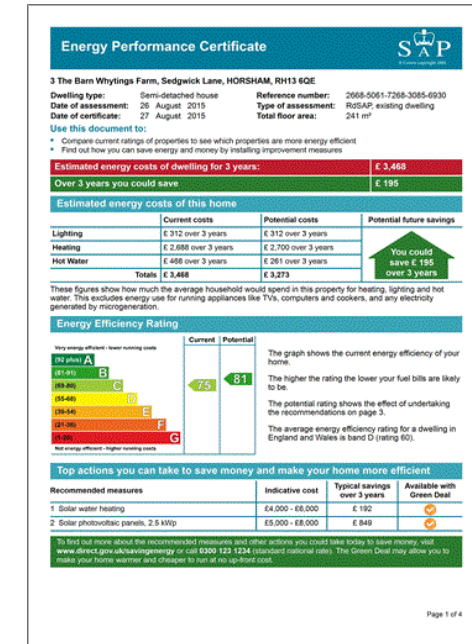
### The Barn, Whytings Farm, Sedgwick Lane, Horsham, RH13

APPROX. GROSS INTERNAL FLOOR AREA 2465 SQ FT 228.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.



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