



**Parry Close
Horsham, RH13 6RR**

**Guide Price
£599,000**

**01403 272022
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LOCATION

This attractive, three/four Bedroom detached family home is set within an enviable location, overlooking woodland, to the North East of Horsham's busy town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within close proximity of some of the area's most popular schools, which includes Forest and Millais Secondary Schools.

PROPERTY

Tenure: Freehold

The front door of this beautiful home opens into a convenient Porch which provides the perfect space to remove coats and shoes before entering the living space. A door from the Entrance Hall opens up into a very generous Lounge which measures over 22ft in depth. The room offers a tremendous amount of flexibility for furniture placement, with the current owners having it separated into two halves, giving them a relaxing Lounge area with an attractive central electric fire place and a Home Study with space for two desks. The gorgeous extension, added by the current owner, can be accessed via two separate doorways from the Lounge with a natural flow that leads you into to the large Kitchen/Diner and additional living area. This space hits you with an immediate 'Wow Factor'; the attention to detail and finish are second to none. It offers a great social area measuring over 29ft in length and is all finished off with a large sky lantern to increase the natural light flooding the space. The Kitchen is immaculately presented and provides ample storage and work surfaces with a range of floor and wall mounted units and a generous island, doubling up as a stunning breakfast bar which, along with the dining area, has 5 amp light switches. With a range of in built appliances including a double oven, microwave and coffee machine, you will be the envy of all your friends with this impeccable Kitchen. Again, the room offers great flexibility for furniture placement with space for a large dining table fitting comfortably. The flooring has been cleverly changed from the large white tiles to a wooden flooring in one section giving more definition to the spaces, as this is where the current owners have another sofa and TV creating a perfect family space. This really is the hub of the home. An additional bonus to the property is the separate Utility Room which also provides access out to the side of the

property. The Utility Room is fitted with floor and wall mounted units and provides a built in sink. The space also allows for plenty of free standing storage. The ground floor accommodation also provides an additional room created by converting half of the integral garage. This provides a space for lots of different uses from a fourth Bedroom, Study, Play Room or even a Gym. However, having only a stud wall, it could be easily converted back to a full length garage if needed and still provides access via a door out to the side of the house. The modern downstairs WC can also be found next to this room. Moving upstairs there are three Double Bedrooms all boasting in built storage creating additional space for free standing furnishings. All rooms are accessed from the Landing that also provides access to the loft via a pull down door with a ladder. The loft is boarded and has lighting and electric points. Bedroom Two has been extended to include its very own dressing area with two large built in mirrored wardrobes. The Main Bedroom, currently with a Super King bed, still has ample space for additional furnishings. A bonus to this room is the newly re-fitted Ensuite with a large walk in shower, toilet and basin. Finally, completing the accommodation is the main Family Bathroom, also finished to a modern standard, including light sensors to the lighting and shower over the bath tub, with in built shower shelving. The property has been upgraded throughout to a high standard and lovingly turned into a beautiful family home. A new boiler and un-vented central heating system with a mega flow tank have been installed along with under floor heating to the Bathrooms and the Kitchen/Diner Living Space and sockets with USB charging points can be found throughout the living accommodation. A House alarm provides remote app accessibility for peace of mind.

OUTSIDE

To the front of the property you will find your own private Driveway with ample space for vehicles. The Driveway is positioned alongside a well maintained front lawn that also provides space for potted plants below the front window creating a very attractive lead up to the newly fitted front door. The Garage is fitted with a roller door that comes with a remote control and if you own an electric car, the property has been fitted with an electric car charging point; another modern add on to this luxurious home. A side gate allows access through to the spectacular landscaped Rear Garden. The Garden is laid with attractive light grey patio and a pathway leading up to the pergola which is surrounded by an area of lawn. The Garden is easy to maintain but with the new fencing and the lighting, it creates a perfect oasis to sit in and enjoy. The patio also provides the perfect space for generous garden furniture and the bi-folding doors into the property allow you to bring the outside in during the warmer months. To the side of the property is a large shed that runs almost the length of the property creating an ideal storage space and/or a work shop as it also provides electrics and lighting. An added bonus to the indulgent outside space is the addition of electric points.





Buses

6 minute walk



Shops

Co-op Food
0.8 miles



Trains

Littlehaven – 1.8 miles
Horsham – 1.4 miles



Airport

Gatwick
12.8 miles



Roads

M23
4.6 miles



Sport & Leisure

Pavilions in the Park
2 miles



Rental Income

£1,800 pcm



Schools

Leechpool Primary
The Forest School
Millais



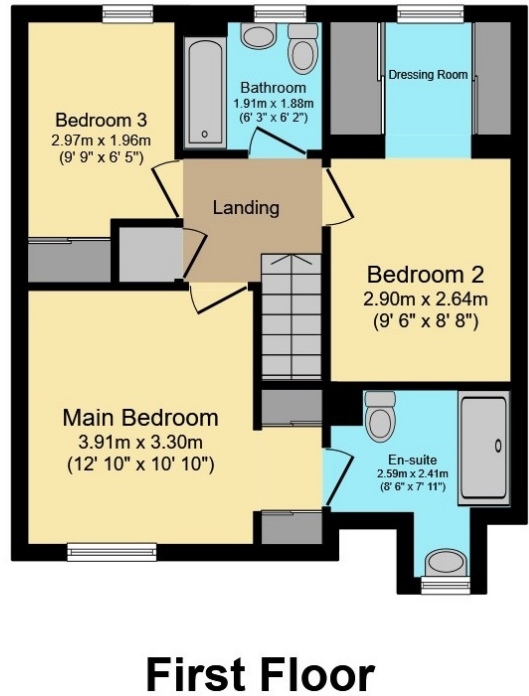
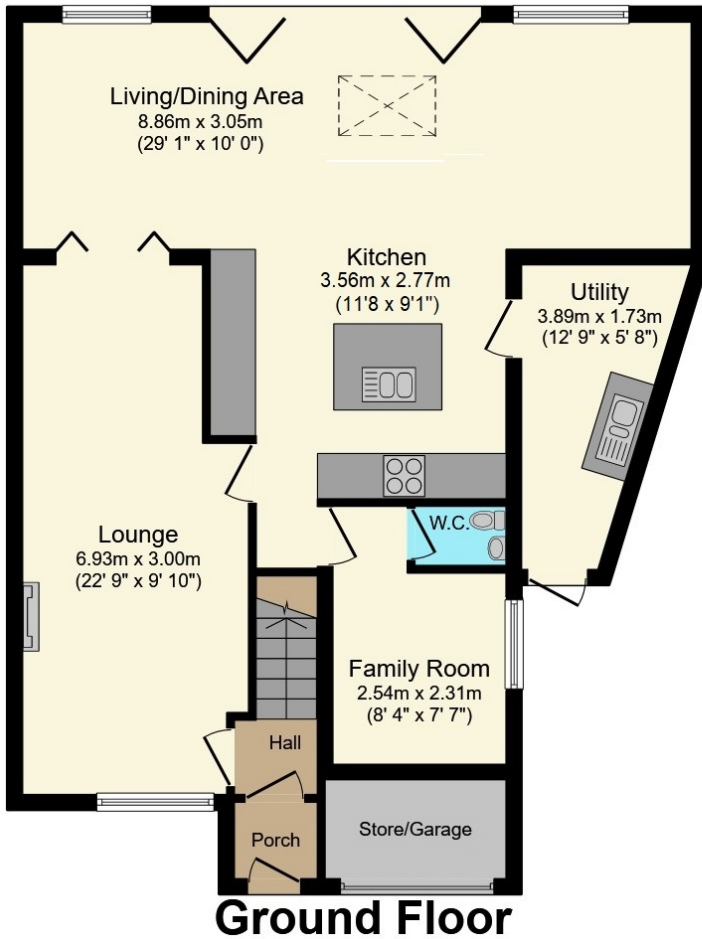
Broadband

Up to 525 Mbps

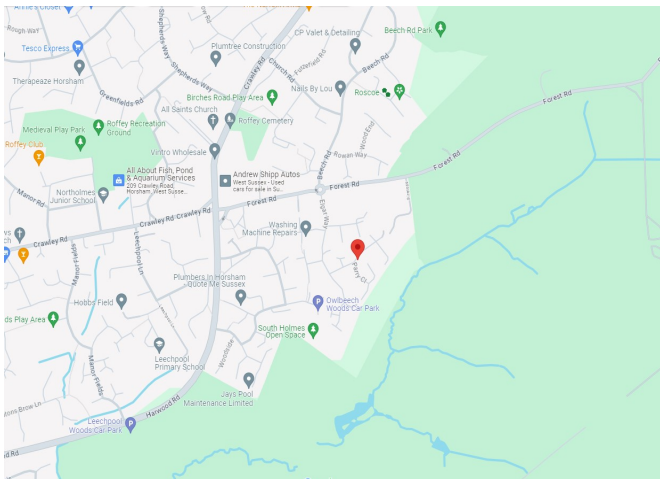


Council Tax

Band E



Map Location



Total Approximate Floor Area
1,388 sq ft/129 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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