



**Park Terrace West
Horsham, RH12 1HY**

£375,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Park Terrace West, Horsham, RH12 1HY



LOCATION

This attractive period property is set within an enviable location, just a stone's throw away from the town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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 ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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 is a short walk away (0.6 miles), and 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 Kingslea Primary, Heron Way Primary, The Forest School and Millais Secondary School.

PROPERTY

Tenure: Freehold

Presenting a beautifully presented semi-detached property, available for sale in a desirable location. The property is neutrally decorated throughout, exuding a sense of calm and tranquillity. A unique feature of the property is its two reception rooms, each

boasting a fireplace and large windows, filling the rooms with abundant natural light. The second reception room further benefits from classic wood flooring, adding a touch of elegance to the space. The property offers a well-equipped kitchen with modern appliances and wood countertops. Natural light flows in this space, making it an inviting area to cook and entertain. The house boasts two spacious bedrooms. The main bedroom is a delight with built-in wardrobes and an en-suite bathroom, while the second double bedroom offers ample space and natural light. Both bedrooms offer comfort and privacy for their occupants. Two large bathrooms, each with built-in storage, ensure that there is no rush during busy morning routines. These well-appointed spaces enhance the functionality of the home. The property is ideally suited for families and couples alike, with its ideal location near public transport links and local amenities. The strong local community and historical features of the area add to the attractiveness of the property.

OUTSIDE

Outside, there is an area of parking used by residents, with two spaces having been used by the existing owner for many years, and a well-maintained garden, perfect for outdoor relaxation or entertaining. The garden is West facing and has areas of paving with inset flower beds and a further patio to the rear with a large shed that could alternatively be used as a workshop or even an office space.





Buses

2 minute walk



Shops

East Street
4 minute walk



Trains

Horsham
0.6 miles



Airport

Gatwick
12.3 miles



Roads

M23
6.7 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£tbc



Schools

Kingslea Primary
The Forest School
Millais



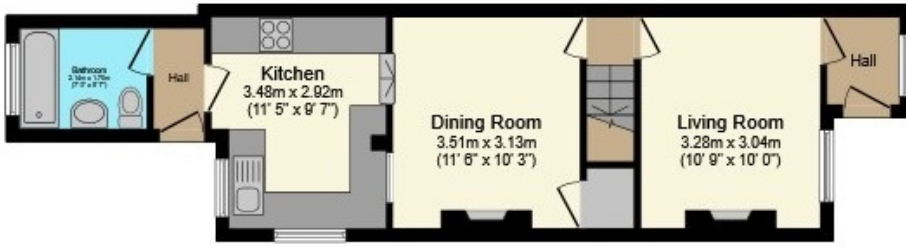
Broadband

Up to 500 Mbps



Council Tax

Band C



Ground Floor

Floor area 42.4 m² (457 sq.ft.)



First Floor

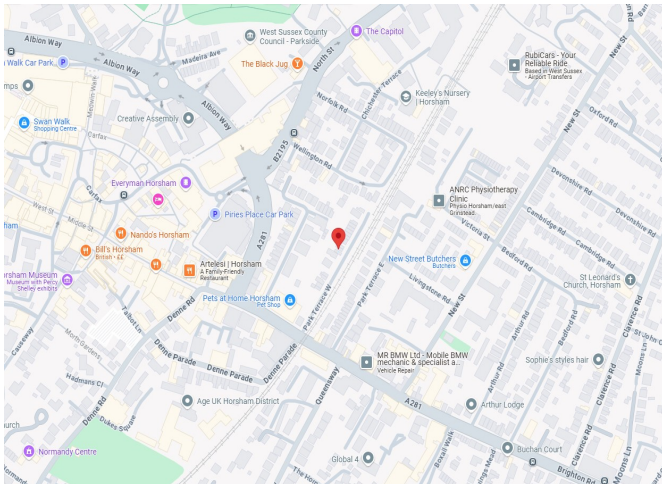
Floor area 30.8 m² (332 sq.ft.)



Outbuilding

Floor area 12.4 m² (134 sq.ft.)

Map Location



Total Approximate Floor Area

923 sq ft / 85.7 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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