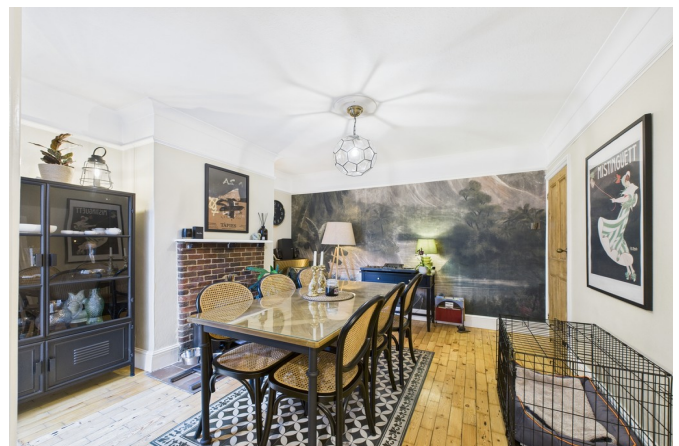




**Park Terrace East
Horsham, RH13 5DJ**

**Asking Price Of
£440,000**

**01403 272022
brocktaylor.co.uk**

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

Park Terrace East, Horsham, RH13 5DJ



2



3



1

THE LOCATION

The property is set in an ultra-convenient location, just a short walk of Horsham's thriving town centre, which offers a wealth of bars, restaurants and coffee shops, in addition to a wide selection of shops, from independent retailers to major High Street brands, including John Lewis. The town also hosts a twice weekly market, has an Everyman Cinema, The Capitol Theatre and the picturesque Horsham Park, all set within a short walk of the property. The house is conveniently positioned with easy access to a number of schools, including both The Forest School & Millais, together with both Kingslea & St Mary's C of E School. The house is also within a short walk of Horsham main line station, with its direct service to London Victoria in approximately 55 minutes.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property is offered to the market in very good condition throughout and offers spacious accommodation, arranged across two floors, approached through a separate entrance hall, featuring stripped flooring. This leads to both a sitting room, complete with a feature fireplace and bay window, together with a separate dining room, equipped with an

attractive log burner. The kitchen is fitted with a good range of contemporary units, integrated appliances and a good amount of work surfaces, alongside a modern white bathroom suite, comprising a bath and a separate shower unit. The first floor features a generous landing, boasting spindled bannisters and access to a spacious loft that offers potential for conversion (STPP) and three large bedrooms, with attractive period features.

GARDENS

To the rear of the property there is an attractive garden, which offers a good level of seclusion, that has been professionally landscaped to create an inviting outside space, ideal for entertaining. The garden is paved, with attractive porcelain tiling, and horizontal timber cladding, creating a modern, clean and contemporary look. The garden also benefits from an attractive high wall from the adjacent property that creates an interesting architectural feature. The garden is also fully enclosed, with gated side access and enjoys a sought after Westerly aspect.





Buses

6 mins walk



Shops

East Street
5 minute walk



Trains

Horsham
10 minute walk



Airport

Gatwick
12.1 miles



Roads

M23
6.6 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£tbc pcm



Schools

St Mary's CoFE Primary
Kingslea Primary
The Forest Schol
Millais



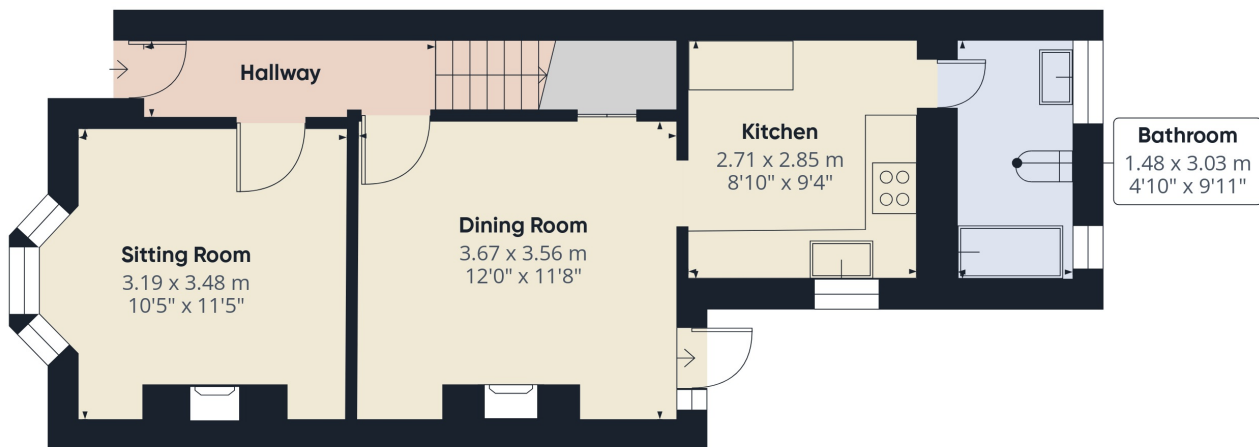
Broadband

Up to tbc Mbps

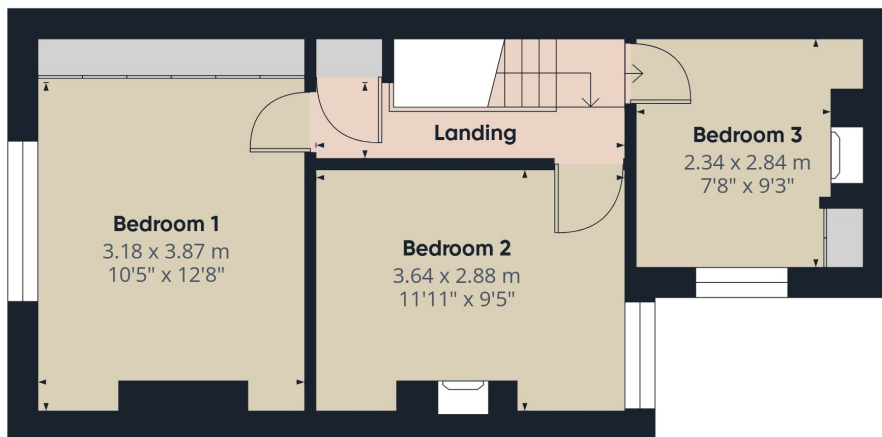


Council Tax

Band C

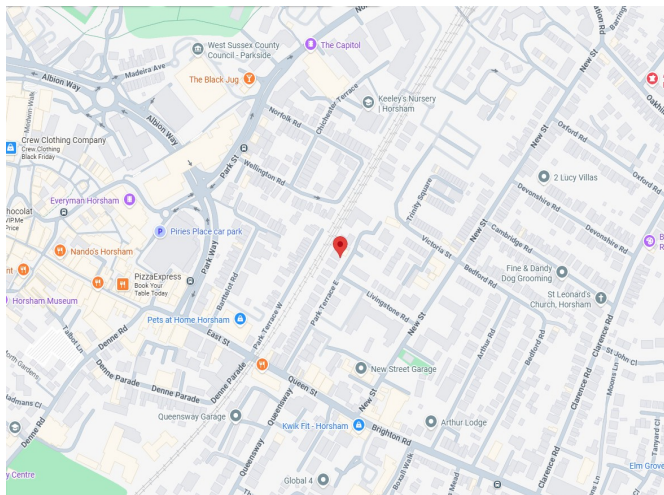


Ground Floor



Floor 1

Map Location



Total Approximate Floor Area

813 sq ft / 76 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(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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horshamsales@brocktaylor.co.uk



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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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