



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

**Offers in excess of
£350,000**

**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

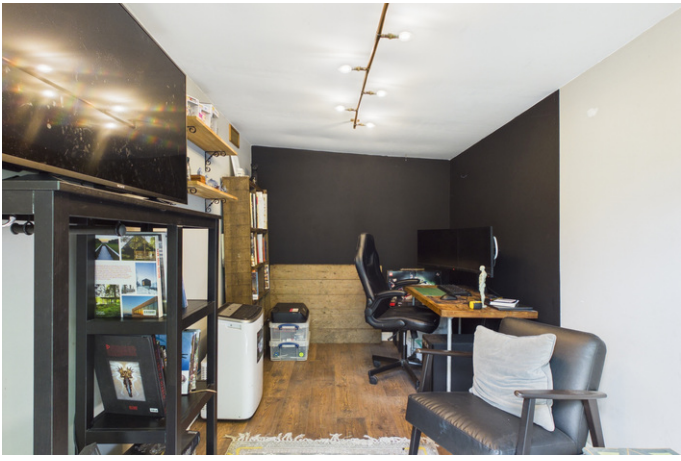
Presenting a beautifully presented semi-detached property, available for sale in a desirable location. A unique feature of the property is its two reception rooms, each boasting a fireplace and large windows, filling the

rooms with abundant natural light. The property offers a well-equipped kitchen with modern appliances and plenty of countertop space. 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 great size with plenty of space for wardrobes and other furnishings and the second double bedroom offers ample space and natural light throughout creating an inviting space. Finally you can find a family bathroom downstairs, off the back of the kitchen, fitted with a shower over the bath.

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 garden studio at the end of the garden, ideal for a home office or gym space.





Buses

3 minute walk



Shops

Town Centre
7 minute walk



Trains

Horsham
14 minute walk



Airport

Gatwick
15.4 miles



Roads

M23
6.8 miles



Sport & Leisures

Pavilions in the Park
12 minute walk



Rental Income

£1,950 pcm



Schools

St Mary's Cof E Primary
Kingslea Primary
Heron Way Primary
The Forest School
Millaic



Fibre Broadband

Up to 1600 Mbps

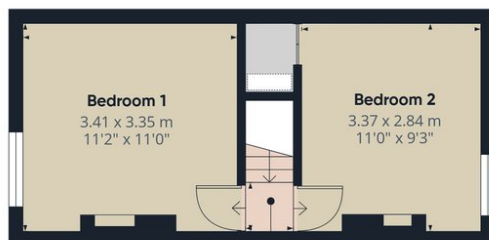


Council Tax

Band C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

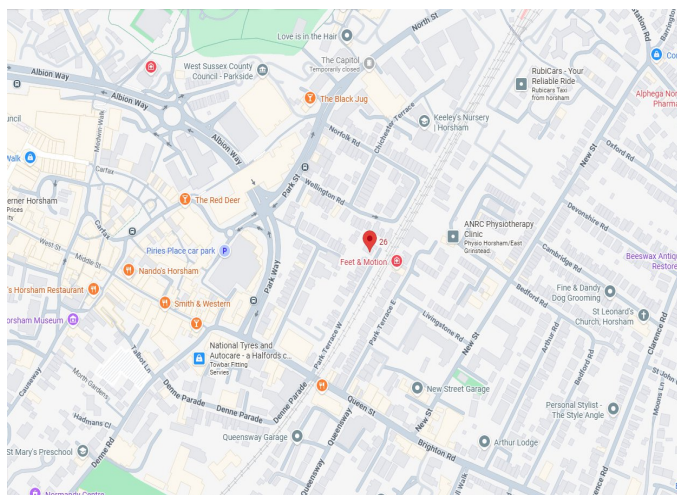
Approximate total area^m
67.2 m²
723 ft²

(1) Excluding balconies and terraces

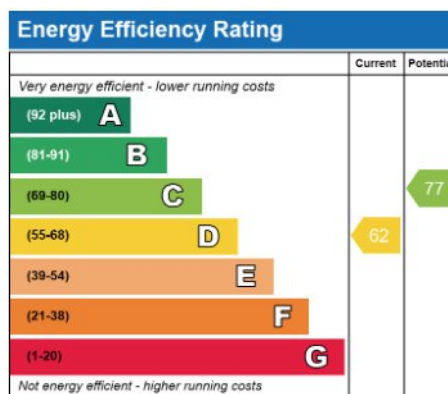
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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