



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

**Asking Price  
£370,000**

**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

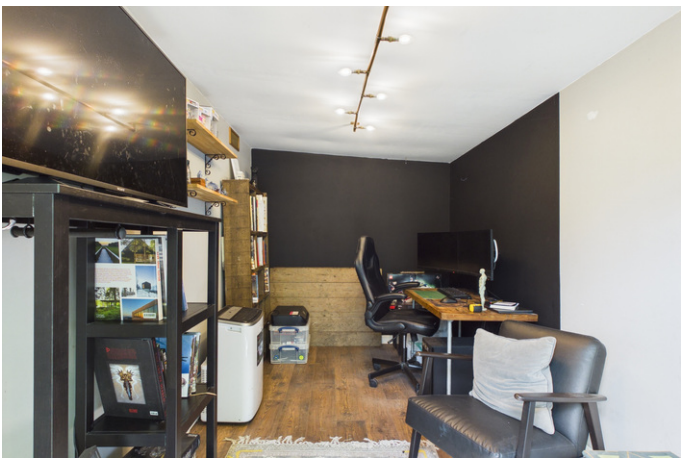
Presenting a beautifully presented semi-detached property, available for sale in a desirable location. A unique feature of the property is its two reception rooms, each boasting a fireplace and large windows, filling the

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

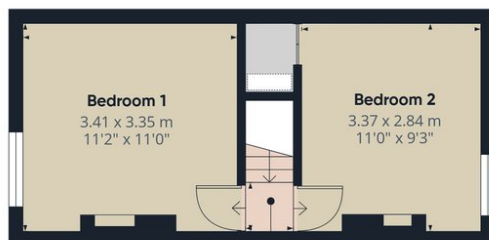


**Council Tax**

Band C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

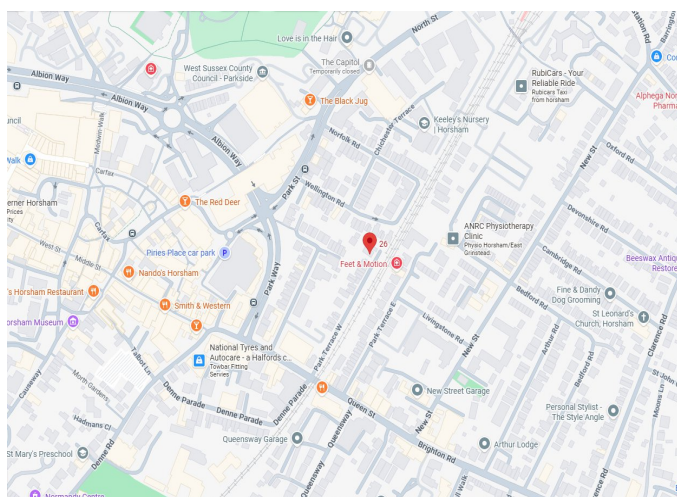
Approximate total area<sup>m</sup>  
67.2 m<sup>2</sup>  
723 ft<sup>2</sup>

(1) Excluding balconies and terraces

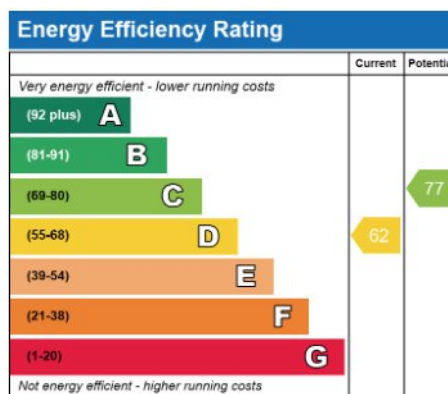
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Map Location



## EPC Rating



Viewing arrangements by appointment through Brock Taylor

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