



**Denne Parade
Horsham, RH12 1JD**

£475,000

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Ideally located just a three-minute walk from Horsham's historic pedestrianised town centre, this attractive home places you at the heart of one of West Sussex's most sought-after communities. The property is also only twelve minutes on foot from Horsham Station, offering excellent links to London and the South Coast. Positioned close to beautiful countryside walks, Denne Hill, and highly rated schools, it offers a rare blend of convenience and charm. This part of town is known for its quiet character and easy access to independent shops, restaurants, cafés, and parks - a perfect spot for both families and professionals.

PROPERTY

Tenure: Freehold

This beautifully presented three-storey Edwardian semi-detached home combines timeless period charm with modern convenience. Offering three double bedrooms, two reception rooms, and a dedicated study/office, it is a deceptively spacious property that has been lovingly updated throughout.

The entrance hallway opens to a bay-fronted sitting room featuring a character fireplace and a wood-burning stove, while the separate dining room includes under-stairs storage and leads to the refitted kitchen - complete with integrated appliances, underfloor heating, and a new induction hob, oven and extractor. A separate cloakroom and rear access complete the ground floor, which also benefits from excellent soundproofing on the party wall.

The first floor includes a bright and airy principal bedroom, a modern family bathroom with both bath and separate shower, and a study/office, ideal for remote work or homework. On the top floor, two further oversized double bedrooms offer fantastic views - with one looking directly toward picturesque Denne Hill.

Additional benefits include handmade shutters, a Glow Worm combination boiler, double glazing, and a recently upgraded loft with new ventilation, insulation, boarding and access.

OUTSIDE & PARKING

The south-facing rear garden is a peaceful retreat, extending approximately 52 feet and offering an excellent degree of privacy. Landscaped with patio paving, mature beds, and established shrubs, it provides space for outdoor dining, entertaining, or relaxing in the sun. The garden enjoys a pleasant aspect and is fully enclosed. To the front, the current garden could be adapted to provide off-street parking (STTP). The house is set back slightly from the road, with a charming Edwardian façade and strong kerb appeal.





Buses

3 minute walk



Shops

Town Centre
Location



Trains

Horsham – 0.5 miles
Littlehaven – 1.8 miles



Airport

Gatwick
12.4 miles



Roads

M23
6.8 miles



Sport & Leisure

Pavilions in the Park
0.5 miles



Rental Income

£1,895 pcm



Schools

St Mary's CofE Primary
The Forest School
Millais



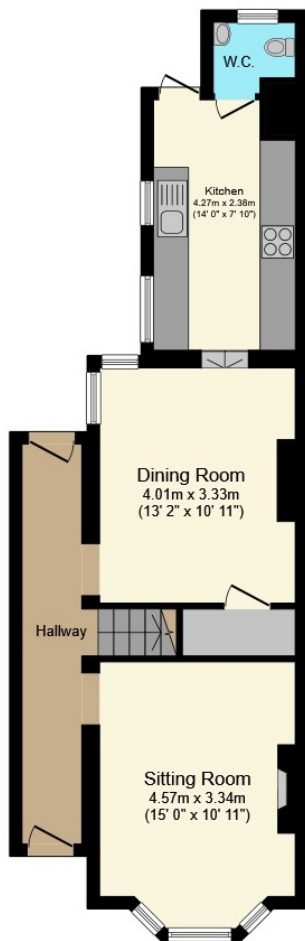
Broadband

Up to tbc Mbps

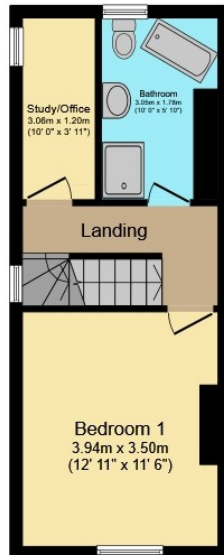


Council Tax

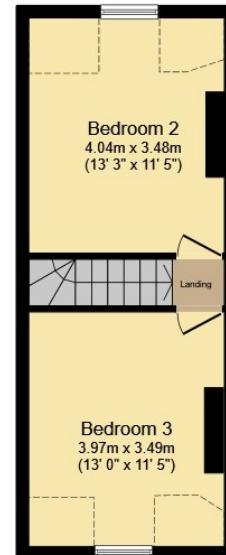
Band C



Ground Floor

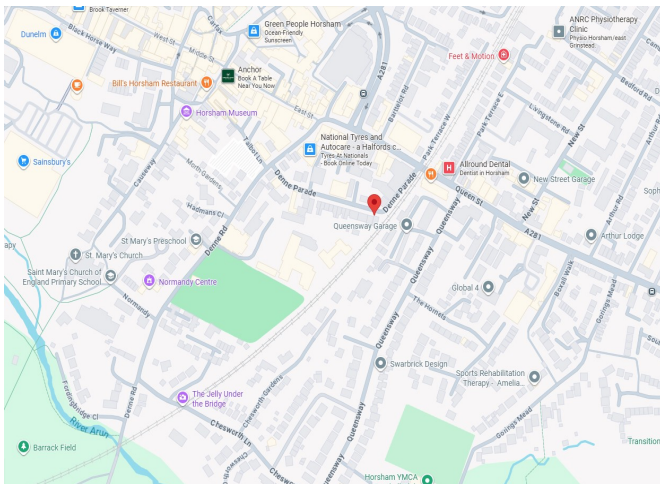


First Floor



Second Floor

Map Location



Total Approximate Floor Area

1,218 sq ft / 113 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		50	81

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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