



7 Springfield Park House

North Parade, Horsham, West Sussex, RH12 2BQ
Guide Price £450,000 Share of the Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to have been favoured to bring to the market this superb Penthouse apartment forming the entire third floor of this land mark Grade II Listed Queen Anne style Mansion. Conveniently located opposite Horsham Park and within just a short walk of the town and station, Springfield Park was built from around 1752 for a Samuel Blunt. After many years the building was repurposed as private school until it fell into disrepair and was restored to what we see today by renowned builder Berkeley Homes in 1999. From the graceful stone steps, there is a large reception foyer with lift and staircase to all floors, Apartment 7 is the only property on the third floor and was completely newly built and as such is not listed individually. With character sloping ceilings and attractive dormer windows which have been replaced with energy saving hardwood painted double glazed sash windows, a Vaillant combination boiler provides instantaneous hot water and heating to radiators and a quite superb fitted kitchen/diner by In-Toto of Horsham, the property really must be seen to be appreciated. There are two bedrooms, the principal bedroom with a luxurious en-suite bathroom, fitted bedroom furniture and a study area, a second bedroom also has an en-suite shower room and fitted bedroom furniture. In addition there is a superb double aspect reception room and a useful cloakroom. Viewings are very highly recommended with the vendors sole agent's Courtney Green.

Elegant stone steps with iron railings rise to the

Communal Entrance Door With entry phone system and carpeted entrance foyer with ornate cornicing and lift and elegant staircase leading to all floors.

Third Floor Landing This is the only property on the top floor, door to Apartment 7.

Entrance Hall With useful cloaks cupboard, slimline radiator with shelf above, dado rail, thermostat for heating control, cupboard housing the replacement Vaillant combination boiler providing heating to radiators and instantaneous hot water and with useful shelving below, plaster ceiling cornice and ceiling rose, six panel Georgian doors with brass furniture lead to each room.

Cloakroom With a white close coupled WC, pedestal wash hand basin with mixer tap, part wall tiling with decorative dado, spotlights, extractor fan, coving and radiator.

Fabulous Kitchen/Breakfast Room From a bespoke design by the owner and brought to life by In-Toto Kitchens, this exceptional space has an array of clever design features and is in an attractive shaker style with stainless steel rod type handles and has a central peninsula island and a raised breakfast bar area. With a superb amount of storage cupboards, all soft close, including two pull out pantry's, two glass display cabinets, numerous nests of drawers and with large areas of Corian worktops with moulded splashbacks, routed draining area and the breakfast bar. Quality integrated appliances including Neff eye level multifunction stainless steel oven with matching combination microwave grill, Miele fridge/freezer, AEG washer/dryer and AEG dishwasher incorporated sink unit with stainless steel mixer tap, De Dietrich four plate induction hob with Elica glass and stainless steel chimney type filter light. On the lower level there is a fire escape window enjoying a Northerly view towards the Surrey Hills. There step up Dining Area has a West facing sash type window enjoying a stunning outlook over the communal gardens to the rear and with a panoramic view to the South and North. Counter top lighting, spotlighting and LED illuminated display shelf, tv aerial point and telephone point, coving.

Reception Room This delightful room is double aspect and windows to the front and side, the side window getting a glimpse of the Surrey Hills, two radiators in decorative cabinets, recess with fitted book shelving, TV aerial point, five amp lamp circuit, corniced ceiling with plaster ceiling rose.

Principal Bedroom With replacement window looking out to the front, extensive range of fitted bedroom furniture including seven mirrored door wardrobe providing exceptional hanging space with shelving, further upright shelved cupboards with drawer unit below and open shelving to the side creating a divide to the home office, slimline panel radiator, attractive sloping ceiling with coving and spotlights, tv aerial point and telephone point, opening to Dressing Area/Home Office With fitted cupboards with display ledge above and with eight filing type drawers, raised corner area with cut vinyl flooring and with desk and lower unit both with drawers, sash type window enjoying a spectacular southerly aspect towards Tower and Denne Hills, door to

Luxurious En-Suite Bathroom A recently fitted luxury bathroom suite comprising an oversized walk-in shower with rainfall showerhead, handheld shower attachment, grab hand rail and sliding glass door. Low level WC with dual flush cistern, enclosed panel bath with bath mixer taps and handheld shower attachment, vanity wash hand basin with mixer tap over and storage drawers beneath, vanity mirror with lighting, tiled floor, half height wall tiling, heated towel radiator, downlighting, extractor fan.

Bedroom 2 Also with southerly views towards Denne and Tower Hills and with a range of fitted bedroom furniture including triple wardrobe with hanging rail and shelving, dresser unit with drawers with glass top and matching bedside cabinets, radiator, sloping ceiling, cornicing, door to

En-Suite Shower Room With a shower cubicle with glazed pivot door and chrome thermostatic shower, vanity style wash basin, set in tiled plinth with cupboards beneath and with fitted mirror, shaver point, spotlights, low level WC, radiator, further spotlighting, tiling with decorative dado, door to Useful shelved cupboard with door operated light.

OUTSIDE

Befitting a property of this splendour, the communal gardens have been restored and are being maintained to a very high standard and feature some incredible specimen trees, many of which are as old as the house itself. There are lovely areas of mature grounds including the mansion gardens at the rear where there is a splendid old oak tree and the the development is securely enclosed and there is a lovely stone wall and vehicular and pedestrian gates onto North Parade.

Parking There is space for two cars in tandem which are privately allocated to this property and there are visitor parking spaces.

LEASEHOLDERS INFORMATION

Tenure - Leasehold - 125 year lease from June 2000.
Service Charge - £4,939.22 for the year 1 December 2024 - 30th November 2025
Property Managing Agents - Hunters Group 01444 685818
Estates Charge - £1036.75 for the year 1 December 2024 - 30th November 2025
Estate Managing Agents - Courtney Green

Council Tax Band—F

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepote Financial Ltd.

