



Park Villa, 6 Springfield Park

North Parade, Horsham, West Sussex, RH12 2BF

Guide Price £825,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Springfield Park is a unique and prestigious gated development, highly convenient for the town shopping centre which is within a 1/4 of a mile, opposite Horsham Park which offers a picturesque short cut to the Railway Station. The secure entrance has electronically operated main gates opening into the “park like” setting with a sweeping driveway towards the original Grade II Listed Queen Anne building. The property is one of two situated in an area known as “Park Villas” at the rear of the development. Built in 1999 by Berkeley Homes, this superb quality home was altered under the Berkeley bespoke service to the original owners requirements. The very generously proportioned accommodation is arranged over three floors and enjoys a quality finish for which Berkeley Homes are synonymous and there is a much larger than average garden which has been carefully landscaped, an attached garage and extensive parking. Internal inspections are therefore highly encouraged at the earliest opportunity and there will be no on-going chain.

The accommodation comprises:-

Covered entrance with wall light point and front door with obscured glazing to the

Reception Hall With Oak effect LVT flooring, staircase to the first floor, radiator, dado rail, heating thermostat, two plaster ceiling roses and cornice, under stairs storage cupboard housing the electricity fuse box and meters also cloaks hanging space, door to

Cloakroom White suite of w.c., wash basin with mixer tap, half tiled radiator, spot lighting, extractor.

Study Font aspect sash style window, telephone point, plaster ceiling rose and cornice.

Kitchen/Breakfast Room Oak fronted range of eye and base level storage cupboards with porcelain handles and drawer pulls and with integrated appliances including a eye level double oven, four burner gas hob with canopy style filtered headlight above, fridge/freezer, floor tiling and some wall tiling, FM/TV point, telephone point, spotlights and counter top lighting, front aspect sash style window, double radiator, extractor, door to **Utility Room** Eye level storage cupboards and base unit, worktop with inset drain sink unit with mixer tap, plumbing/space for laundry appliances, shelved store cupboard, extractor, radiator, some wall tiling, tiled flooring, door garage.

Living Room With 11' high ceiling, the principal reception area has an offset open fireplace, arched French style doors out to the terrace, double radiator, two plaster ceiling roses and cornice, large opening to **Conservatory/Dining Room** By Durabuild of timber and glazed construction with a pitched roof with mechanically operated roof lights, French style doors lead out to the terrace, double radiator, wall light point.

From the Entrance Hall, the turning staircase ascends to the **First Floor Landing** with radiator, cornice, smoke alarm, cupboard housing the pressurised hot water cylinder with shelving. Two doors lead to the

Guest Bedroom Suite Was formerly two bedrooms which have been combined. Defined dressing area with inter-connecting wardrobes, two front aspect sash style windows, two radiators, two ceiling light points. Door to **En-suite Shower Room** Shower cubicle with glazed door and tiled splash back with “Aqualisa” shower, wash basin with mixer tap, w.c., half tiling, radiator, shaver point, spotlights, extractor.

Bathroom White suite of a bath with hand grips and chrome taps with over bath "Aqualisa" shower, wash basin with chrome taps, low level w.c., radiator, half tiling, spotlights, extractor, shaver light.

From the First Floor Landing, an additional turning staircase rises to the **Half Landing** with door to

Principal Bedroom Suite Rear aspect sash style window, double radiator, built-in wardrobe, telephone point, TV aerial/FM point, open to **Dressing Area** With an additional rear aspect sash style window, double radiator, further wardrobe, hatch providing access to a loft area, door to **En-suite Bathroom** With feature arched head obscured sash style window and a white suite of bath set in tiled plinth with hand grips and mixer tap/hand shower attachment with partly tiled walls, separate shower cubicle with pivot door and “Aqualisa” thermostatic shower, tiled walls, vanity style basin set in tiled unit with cupboards under and chrome taps, w.c., bidet, towel warmer, spotlights, extractor and shaver point.

From the Half Landing, further steps rise up to the

Second Floor Landing Door to

Bedroom 3 With sloping ceiling and dormer sash style window to the front, fitted storage with additional cupboards over, double radiator.

Walk-in Loft With wall mounted gas boiler for heating and hot water, light and power.

OUTSIDE

This property enjoys one of the largest plots on the development and offers a impressive degree of privacy. The garden was landscaped with a terraced area and retaining wall with a brick edged pathway adjoining a small semi-circular lawn. There are various planting areas, brick edged beds and a water feature. The garden is enclosed on the three sides by fencing with an array of climbers and a gated provides access to the front. Outside light points outside tap. To the front is a courtyard area with cobbled pavers and an area of parking to the front of the garage and to the side.

Attached Garage Wood panelled up and over door, useful and generous eaves area, lighting and power, door into the utility room, sash style rear window.

Estate Charge An annual amount is payable which is currently £1036.75 - Courtney Green Property Management Ltd, 24b Carfax, Horsham, W Sussex RH12 1EE. Tel: 01403 264170.

Council Tax Band - Band G

Ref: 5584/25/11/04

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