



Flat 4, Denne Park House
Denne Park, Horsham RH13 0AZ
£185,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 4, Denne Park House, Denne Parade, Horsham RH13 0AZ

A rarely available studio apartment within this Grade II Listed former country house, set in beautiful parkland-style communal gardens. Denne Park House was built by Sir Thomas Eversfield in 1605 before being converted into 16 apartments in the 1950s. Situated just under two miles from the centre of the town, the house is approached by a grand tree-lined driveway which leads directly to the front of the building. The historic market town of Horsham offers a comprehensive range of facilities, including a John Lewis at Home, Waitrose, Swan Walk shopping centre, as well as a mainline station with direct links to London Victoria/London Bridge (1 hour approximately). The A24, M23 and wider motorway network are easily accessible, providing access to London, Gatwick and the south coast. There are also a number of excellent schools in the area, including Christ’s Hospital, Millais Girls and Forest Schools, Tanbridge School, Farlington School, Pennthorpe and Cottesmore.

Situated on the first floor, the property comprises an entrance hall off which is the bathroom and the principal bed-sitting room with an innovative timber-framed bed/office. From this room, there is a lovely open view of the tree-lined drive and parkland-style grounds. Off the bed-sitting room is a fitted kitchen. The property benefits from radiator heating, which is supplied by a communal boiler.

Within the grounds, there are formal seating areas, a Petanque court and a lovely nature pond. There is ample parking for residents and visitors.

The accommodation comprises:

To the side of the former country house is a communal front door with a stone staircase rising to the first floor level.

Private Front Door to

Entrance Hall

Leaded side aspect, marble shelf, entry phone. Door to

Bed / Sitting Room

Front aspect overlooking the driveway and parking and grounds. Covered radiator, innovative timber framed cabin bed with an office space below, upright storage unit.

Kitchen

Leaded side aspect. Fitted with a range of base and wall mounted cupboards and drawers in two tone grey and white finish. Work top surfaces with stainless steel circular sink and drainer, chromium monobloc tap, four ring electric hob with filter hood over, eye level combination oven, integrated washer/dryer and Hotpoint fridge freezer, extractor fan, downlighting, ceramic tiled flooring.

Bathroom

Side aspect. Fitted with a white suite comprising tiled panelled bath with chromium waterfall style mixer tap, wall bracket and shower attachment, vanity wash hand basin with chromium waterfall style mixer tap, cupboard under, low level W.C, chromium towel warmer, tiled walls, mirrored cabinet, glass shelf and downlighting.

TENURE

Leasehold - With a share of the freehold

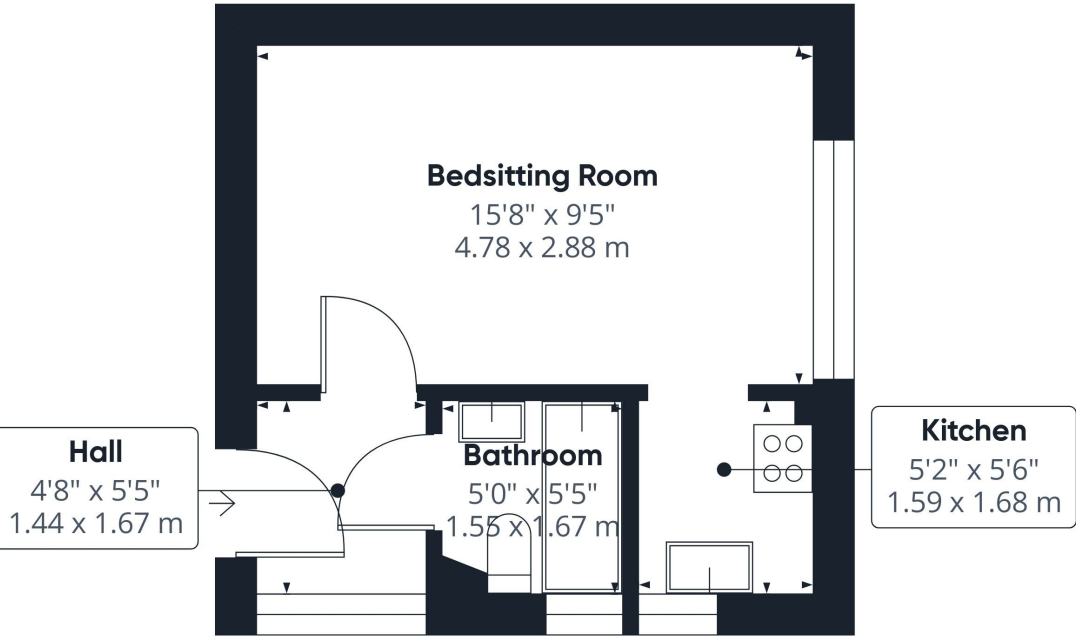
Service charge - £797.98 per quarter which INCLUDES hot water and heating

Council Tax Band - A

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we may not have necessarily had sight of any formal documentation relating to the above.

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

Ref: 25/5857/11/08



Approximate total area⁽¹⁾
246 ft²
22.9 m²

(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.

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