



30 Springfield Park,  
North Parade, Horsham, West Sussex RH12 2BF  
Price Guide £815,000 Freehold



COURTNEY  
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# 30 SPRINGFIELD PARK, NORTH PARADE, HORSHAM, WEST SUSSEX RH12 2BF

Springfield Park is a unique and prestigious gated development, highly accessible for the town centre, approximately a quarter of a mile away, whilst being opposite Horsham Park, across which is a pleasant walk to the Horsham’s mainline station. The secure main entrance comprises electronically operated main security gates opening to the park style setting with a sweeping driveway leading towards the original Grade II Listed Queen Anne building. Being one of just two of this design, 30 Springfield Park was built by the prestigious developer Berkeley Homes in 1999. This superb quality home is offered for sale in what is, in our opinion, excellent order throughout. The very generously proportioned accommodation is arranged over three floors and enjoys a quality finish for which Berkeley Homes are synonymous. In addition to the usual specification, this house features recently re-fitted en-suites on the first floor and has a much larger garden than many of the similar sized homes on the development. There is also a garage and parking space to the front of the property which, is again, rather unusual at Springfield Park. Internal inspections are therefore highly encouraged at the earliest opportunity.

The accommodation is as follows:-

**Front Door** to **Entrance Hall** With natural Oak flooring which extends though to the dining room and living room. Cupboard housing the consumer unit and electric meter. Radiator and dado rail , telephone point, side aspect window.

**Cloakroom** Obscured side window. Low level WC, pedestal wash hand basin with brass mixer taps, radiator, half tiled walls, wall mirror, downlighting.

**Dining Room** Side aspect with attractive arched window, radiator, dado rail, ornate coved ceiling, three wall lights.

**Kitchen** Fitted with a range of base and wall mounted cupboards and drawers in light wood finish and having complementing worktop surfaces, incorporating a 1 1/2 bowl sink unit with flexi-hose chromium monobloc tap, Siemens four ring gas hob with hood over, eye level Bosch double oven, integrated Bosch fridge/freezer, washing machine, integrated Siemens dishwasher, ceramic tiled walls, pelmet lighting/downlighting, ceramic tiled flooring, radiator, side aspect window

**Sitting Room** Double aspect with double glazed French doors to the garden and multi glazed doors to sun room, under stairs cupboard, ornate coved ceiling, attractive stone fireplace with gas coal effect real flame fire, two radiators.

**Sun Room** With French doors to the rear garden, natural Oak flooring, radiator.

**First Floor Landing** With radiator. Airing cupboard housing Tribune Premier hot water cylinder and slatted shelving. Doors to

**Principal Bedroom** With twin double glazed rear aspect, having double glazed French doors and Juliet balcony overlooking the rear garden, radiator, double width wardrobe cupboard with hanging rail and shelving, door to **En-Suite Shower Room** Fitted with a stunning luxury suite comprising oversized shower cubicle with folding glass screen, brass thermostatic shower control with hand shower and overhead drencher unit, patterned porcelain tiled walls, quartz topped vanity unit with inset RAK wash hand basin having brass mixer tap, cupboard under, RAK back to wall WC with chromium dual flush, mirrored cabinet, brass wall mounted towel warmer, frosted double glazed rear aspect, patterned ceramic tiled flooring, extractor fan and downlighting.

**Guest Bedroom 2** Double aspect to the front and side, two radiators, double width wardrobe cupboard with hanging rail and shelf, door to **Luxury En-Suite Shower Room** Beautifully refitted with shower cubicle having black thermostatic shower control with hand shower and overhead drencher unit, patterned tiled walls, vanity unit with quartz top having inset RAK ceramic sink with black mixer tap, cupboard under, back to wall RAK WC with dual flush, mirrored cabinet over, black towel warmer, white brick style tiled walls, patterned ceramic tiled flooring, extractor fan and downlighting, under floor heating, obscured window.

From the landing, turning staircase to **Second Floor Landing** Radiator, doors to **Bedroom 3** Double glazed rear aspect with feature arch window, radiator, full width range of built in wardrobe cupboards with hanging rails and shelving.

**Bedroom 4** Double glazed front aspect with feature arch window, radiator, full width range of built in wardrobes with hanging rails and shelving. Loft hatch.

**Bathroom** With frosted double glazed side aspect. Fitted with a white suite comprising tiled panel bath, chromium mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer taps, wall mirror, shaver point, half tiled walls, ceramic tiled flooring, radiator, downlighting, extractor fan.

## OUTSIDE

The property is approached through the parks and styled grounds and mews style block paved courtyard. The property is part of a mews terrace to the front of which are garages either side.

**Garage** With useful personnel door to the front garden area, up and over door, power and light, wall mounted gas fired boiler. To the front of the garage is an additional parking space, a block paved path with gardens either side leads to the front door.

**Rear Garden** The beautiful professionally landscaped rear garden has a large Indian Sandstone terrace with well stocked shrub beds and borders, and enjoys an excellent degree of privacy and seclusion.

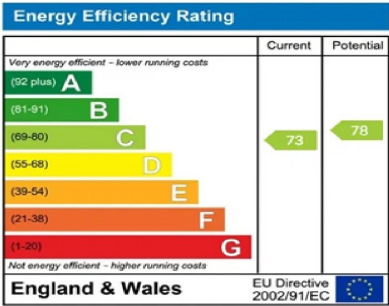
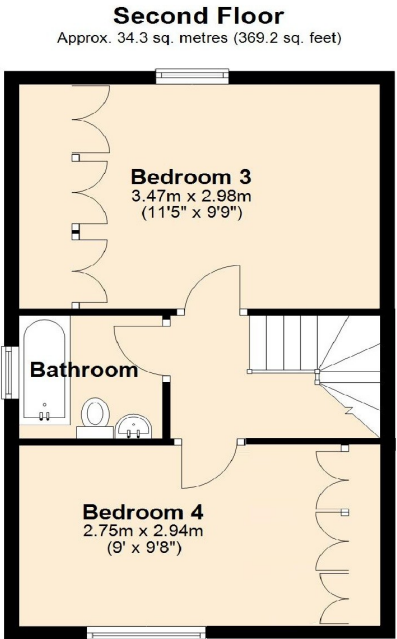
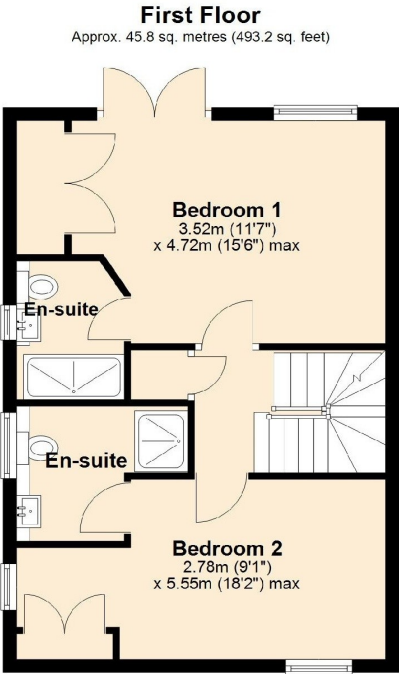
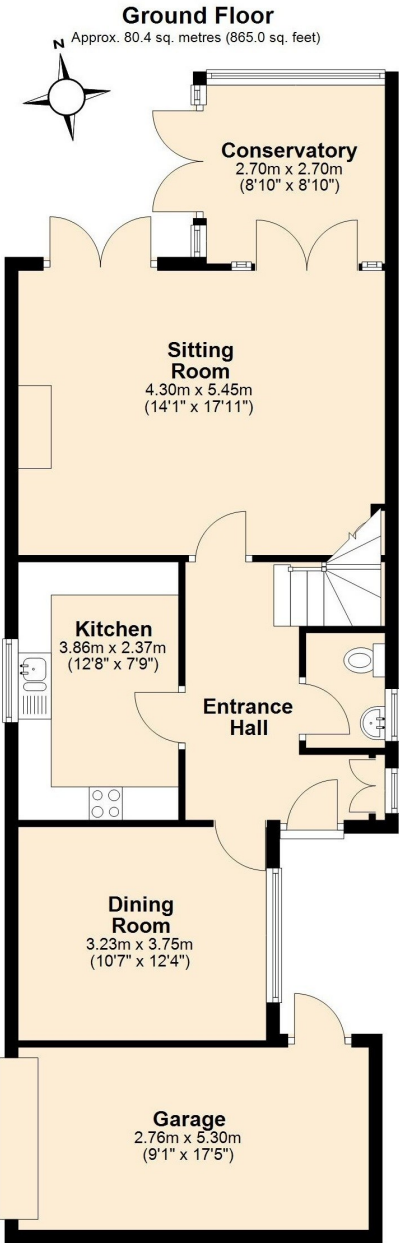
## GENERAL INFORMATION

**Estates Charge** An annual amount is payable. This is £1036.75 for the current Financial Year - Courtney Green Property Management Ltd, 24b Carfax, Horsham, W Sussex RH12 1EE. Tel: 01403 264170.

**Council Tax Band** - Band G

**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:** 25/5885/01/11



Total area: approx. 160.5 sq. metres (1727.4 sq. feet)  
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Plan produced using PlanUp.

