



Parkfield, Horsham, RH12 2BG
Offers in the region of £350,000

& LINES
James

Parkfield, Horsham

- NO CHAIN
- THREE BEDROOMS
- TERRACED
- CLOSE TO TOWN AND STATION
- GARAGE EN-BLOC
- COUNCIL TAX BAND D
- EPC RATING E
- FREEHOLD

Offered for sale with no onward chain. A spacious three bedroom terrace house situated in a superb position adjacent to Horsham park.

Location

This three bedroom house is situated in a rarely available cul-de-sac positioned close to Horsham's impressive park and within easy walking distance of the town centre and mainline railway station. A number of popular schools are also in easy reach. By car, the A264/A24 connecting the commuting links of the South Coast and M23 are within a short drive. Horsham is a thriving market town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.



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Property

The entrance hall provides a storage recess where the fuse board is located as well as access to the cloakroom with skylight. The lounge/diner is spacious with ample room for living and dining areas and features a floor to ceiling picture window allowing plenty of natural light. The dining area offers a patio door to the rear garden and access to the kitchen. The kitchen is fitted in a range of eye and base level units and offers ample storage with a window overlooking the garden. To the first floor the main bedroom also enjoys the floor to ceiling window and benefits from fitted wardrobes. The second bedroom is a double with the third being a good sized single. The bathroom is fitted in a white suite with shower over bath and contrasting stone tiling. A cupboard on the landing houses an immersion tank in the top section with storage to the lower section.

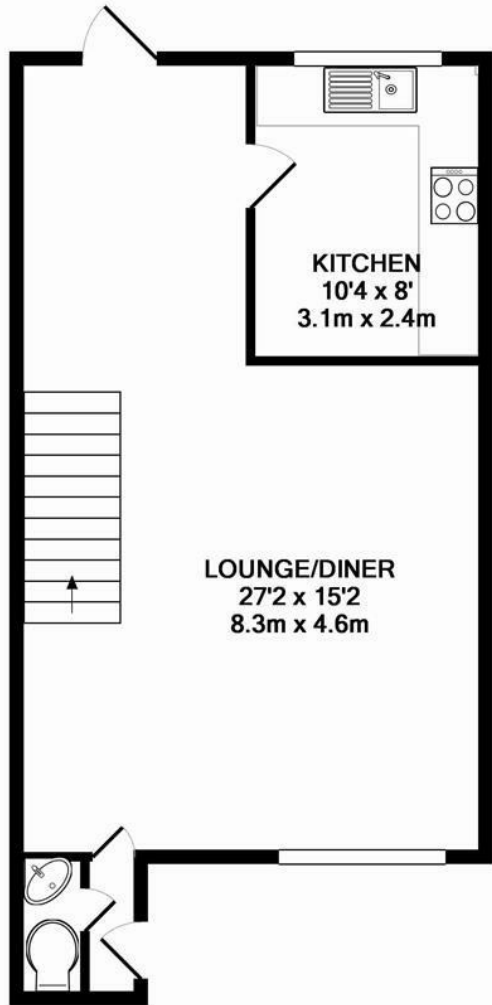
The property is fully double glazed with gas central heating to radiators.

Outside

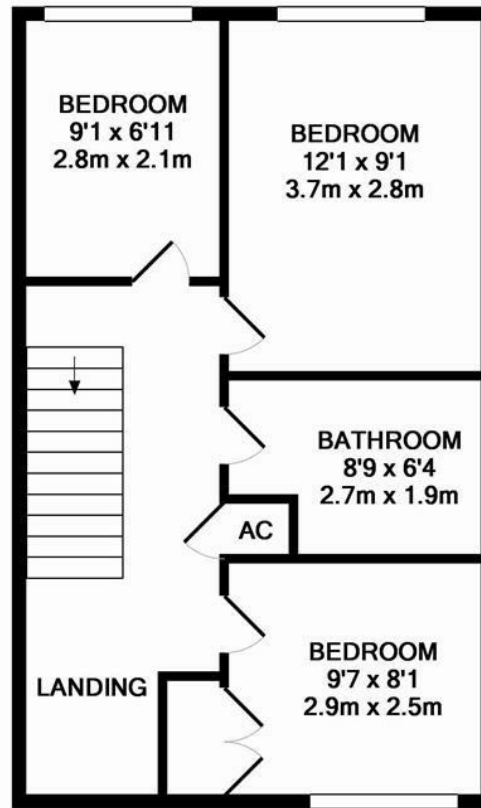
A pathway to the front door runs from the pavement which leads to the garages, the garage has recently had a new roof with up and over door. An external cupboard by the front door provides storage and houses the gas meter. The rear garden is low maintenance and is predominately paved with flower beds allowing for planting. A rear gate allows access to the garages and front of the property.







GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 192 plus A (81-91)		Very environmentally friendly - lower CO ₂ emissions 192 plus A (81-91)	
B (69-80)		B (69-80)	
C (55-68)		C (55-68)	
D (39-54)		D (39-54)	
E (21-38)		E (21-38)	
F (1-20)		F (1-20)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

