



Bridges Place, Denne Parade, Horsham, West Sussex, RH12 1PU



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Perfectly positioned in the heart of Horsham, this beautifully presented second-floor apartment offers the best of both worlds – all the vibrancy and ease of town centre living paired with a tranquil, rear south-facing outlook providing a peaceful position. Horsham's charming historic market town atmosphere is right on your doorstep, with a fantastic array of high street retailers, independent boutiques, coffee shops, restaurants and bars all within easy reach.

Set within an attractive and well-maintained modern development accessed via Denne Parade, the property benefits from secure communal areas with both stairs and lift access to all floors. Stepping inside, the spacious hallway with a useful airing cupboard leads you through to a bright and inviting living space – the true heart of the home. Bathed in natural light, the living room opens directly onto a private balcony measuring 22ft, creating the ideal spot to unwind with an evening drink and enjoy the southerly aspect.

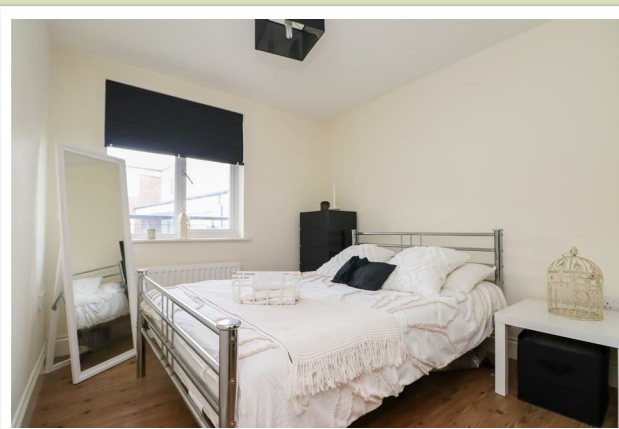
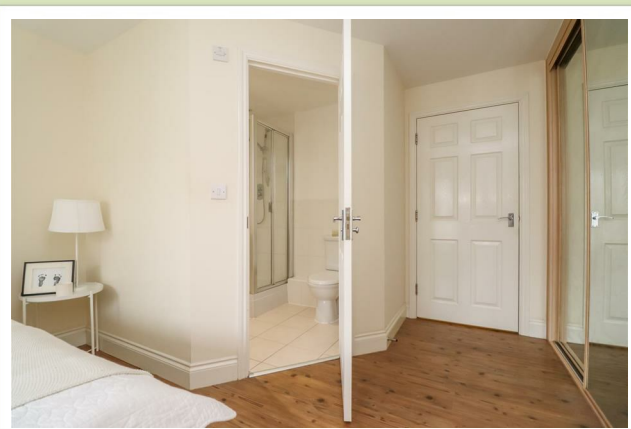
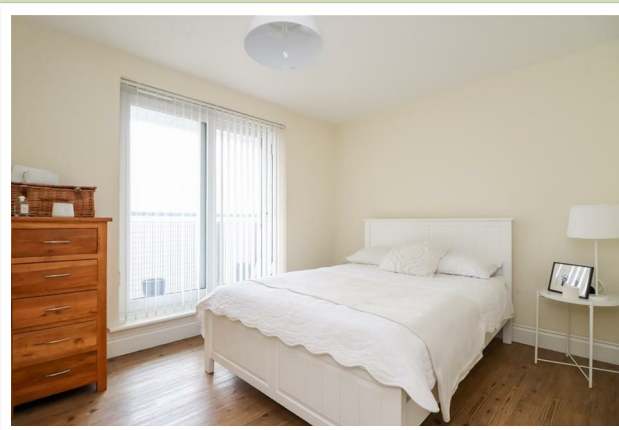
The modern kitchen/dining area is fitted with a range of contemporary units, offering excellent storage and workspace. Integrated appliances include a dishwasher, oven and gas hob, with room for further freestanding appliances and a dining table, making it both stylish and practical.

The principal bedroom is a calm and welcoming retreat, featuring fitted mirrored wardrobes, an en-suite shower room, and sliding doors leading out to the balcony – perfect for bringing the outside in. A second double bedroom and a well-appointed family bathroom complete the internal accommodation.

Outside, the apartment enjoys an allocated parking space, access to secure bike storage, and the peace of mind that comes with a well-kept communal environment.

Combining modern comfort, a superb central location and generous outdoor space, this apartment will appeal to a wide range of buyers seeking convenience without compromise.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**LIFT & STAIRS TO:**

**SECOND FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL 22'09" x 4'0" (6.93m x 1.22m)**

**LIVING ROOM 14'03" x 19'08" (4.34m x 5.99m)**

**BALCONY 22'0" x 4'06" (6.71m x 1.37m)**

**KITCHEN 14'11" x 8'10" (4.55m x 2.69m)**

**BEDROOM ONE 10'06" x 15'02" (3.20m x 4.62m)**

**EN-SUITE SHOWER ROOM 6'07" x 5'10" (2.01m x 1.78m)**

**BEDROOM TWO 8'09" x 15'01" (2.67m x 4.60m)**

**BATHROOM 6'05" x 6'05" (1.96m x 1.96m)**

**OUTSIDE**

**ALLOCATED PARKING SPACE**

**OUTGOINGS**

**LEASE LENGTH: 105 YEARS.**

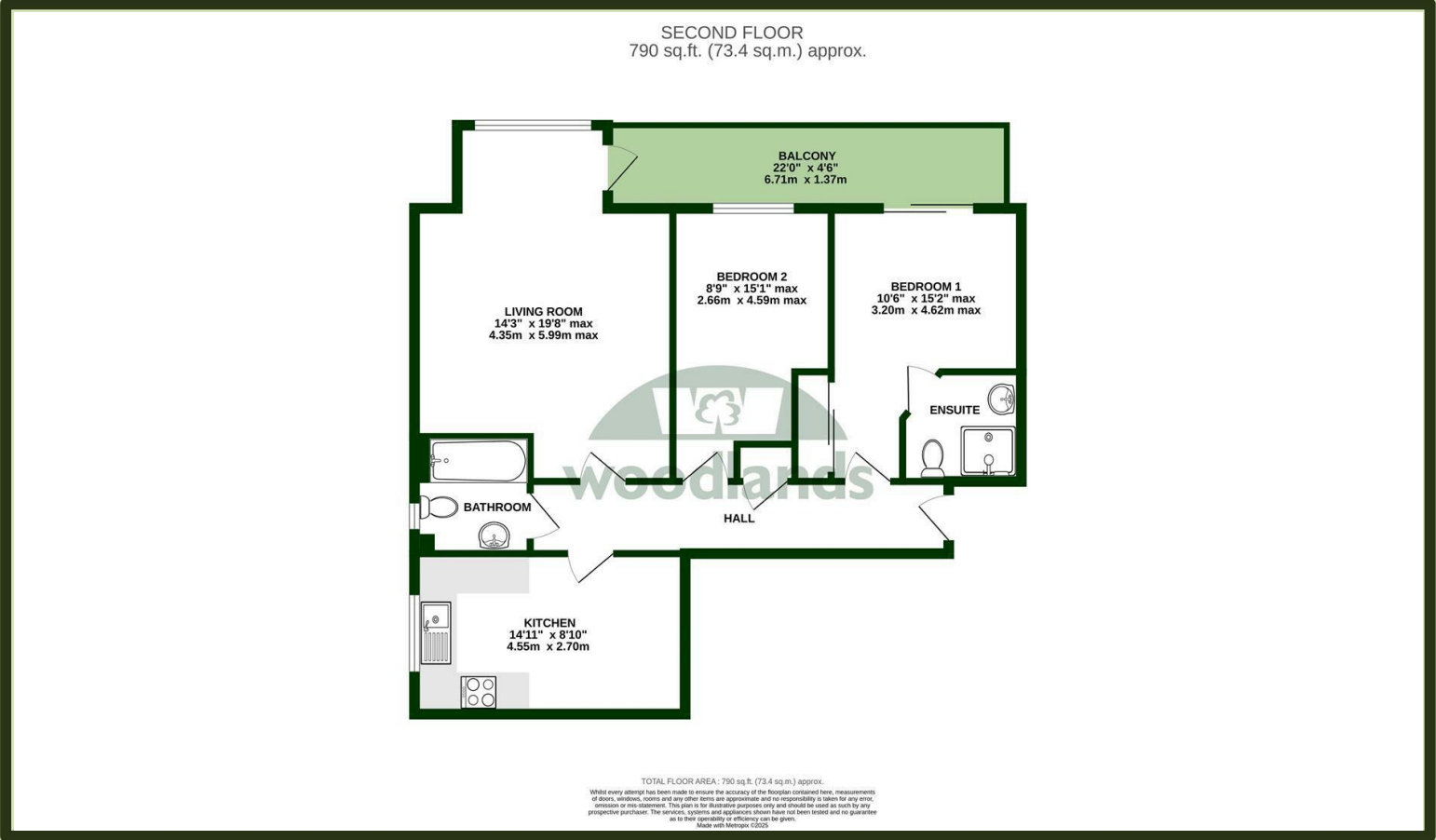
**SERVICE CHARGE: £143.00 PER MONTH**

**GROUND RENT: £200 PER ANNUM**



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**LOCATION:** The property is conveniently situated in the centre of Horsham town centre and just a short walk from Horsham mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast.

**DIRECTIONS:** From Horsham town centre from the Carfax, turn right at the traffic lights onto Park Way. At the next set of traffic lights turn left onto East Street. Proceed towards the Iron bridge and immediately before the bridge, turn right into Denne Parade. Follow this road round to the right where the entrance to Bridges Place can be found on the right hand side.

**COUNCIL TAX:** Band C.

**EPC Rating:** B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**

