

Flat 7, Denne Park House, Denne Park, Horsham, RH13 0AZ

SHARE OF FREEHOLD

Offers in the Region of £265,000

Est. 1988









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Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Courtney Green are delighted to offer for sale this exceptional and highly individual apartment which occupies part of the elegant Grade II Listed Denne Park House, set in an elevated position on the edge of Horsham town. The apartment has an array of character features centred around a bright and spacious country-style living room which combines a light and airy living area with a striking mezzanine gallery and features tall garden-facing windows and a carpeted staircase which leads to an upper mezzanine gallery enclosed by ornate limed oak balustrades. Beneath the gallery a feature fireplace is set against a warm herringbone brick wall, flanked by bookshelves. Off the living room is a well equipped fitted kitchen with built in appliances. The large mezzanine bedroom overlooks the living room below and features a recessed wardrobe space and built in wardrobes off the landing. A good-size modern fitted bathroom complements the first floor accommodation. A private front door leads to a split level entrance hall off which is a cloakroom which also houses a recess for a washing machine. Heating and hot water is provided by a communal boiler. There is secondary glazing throughout the property, excluding the small upstairs bathroom window.

A lovely feature of this apartment is its beautiful private courtyard style garden with stone paths and wall surround. From here and within the apartment, the owner enjoys the most fantastic Westerly outlook over the grounds. Denne Park House is situated at the end of a long and impressive tree-lined avenue, and has grounds which comprise mature lawns and trees, and various secluded seating areas. The property sits within a larger tree lined estate with far reaching views and with the convenience of Horsham town centre within walking distance.

The accommodation comprises

Communal door to **Ground Floor Lobby** with **Private Door** to number 7

Split level Entrance Hall Two leaded windows with secondary glazing, cloaks cupboard having a hanging rail and shelf. Entry phone, coved ceiling, steps down to inner hall, radiator, a combination of wooden shelves and display areas, deep cupboard, beamed ceiling.

Cloaks / Utility Room Secondary glazed window, back-to-wall WC, wooden vanity shelf, laminate effect wood flooring, recess with plumbing and space for washing machine.

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.

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Large Reception Room and Study Area This room enjoys a lovely double aspect with leaded light secondary glazed windows to both front and side, the front window also has an access door to the private garden. Bench seat with metal grill concealing radiator, display niche, large cast iron radiator, three wall light points, extensive lime oak joinery throughout with staircase rising to the mezzanine gallery. Beneath the gallery there is a **study area** with painted stone fire surround having attractive herringbone brickwork, stone hearth and wooden mantle. Wooden desk top area with cupboards, book shelving, beamed ceiling, deep storage cupboard.

Kitchen Leaded window with secondary glazing, fitted with a range of base and wall mounted cupboards and drawers in white high gloss finish having oak worktop surfaces incorporating inset one and a half bowl sink unit, AEG touch control induction hob, Hotpoint filter hood over, twin Neff eye level ovens, slimline dishwasher, space for a fridge/freezer, white metro tiled splashback, laminate wood effect flooring.

From the Living Room carpeted turning staircase leads to the:

Mezzanine Galleried Bedroom Light oak balustrade overlooking the reception room. Wardrobe recess with hanging rail, book shelving to the side,

Inner Landing Leaded windows with secondary glazing, radiator, double width wardrobe cupboard with hanging rail and shelf. Door to

Bathroom Deep bay with side aspect, fitted with a modern white suite comprising panelled bath with chromium filler and drainer, pull out hand shower, chromium bath and shower controls, twin vanity wash hand basins with chromium mixer taps, cupboards under, low level WC, white high-gloss tiled walls, towel warmer, twin mirror fronted cabinets.

OUTSIDE

A delightful **Private Courtyard Garden** with direct access from the apartment and also with a private gated side access. Featuring a stone terrace with raised borders and with hedging providing a good degree of privacy, there is a central water feature with rockery and various shrubs and flower beds.

To the side of Denne Park House there is a forecourt providing residents parking where there is an **allocated parking space**. A short walking distance from the property is a **single garage** set amongst similar garages in a block.

Leasehold with a share of the Freehold
Lease - 999 years (less 10 days) from 29 September 1963

Quarterly Charges
Fuel - £323.40
Reserve - £329.10
Service charge - £830.37

Council Tax Band - **B**
EPC Band **- D**



Approximate total area(1)

686 ft²

63.8 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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