



Offers Over £270,000
Parsonage Road, Horsham

kw **MARTIN LUNDY**
ESTATE AGENTS

Parsonage Road, Horsham RH12 4AN

Offered chain free and ready to move into, this ground floor apartment offers almost 730sq ft of bright and airy, well laid out living space.

The communal hallway has a secure intercom entry system and there is an allocated parking space plus a number of shared visitor spaces nearby. The large open plan kitchen / dining / living room feels very sociable, with clearly defined spaces to relax at the end of the day or to socialise with family and friends. There are integrated appliances in the kitchen area and being on a corner plot, the room has a dual aspect, looking out to both the front and the side of the building. Both bedrooms are doubles, the larger featuring an ensuite with oversized walk in shower. There is a lovely, modern bathroom for guests.

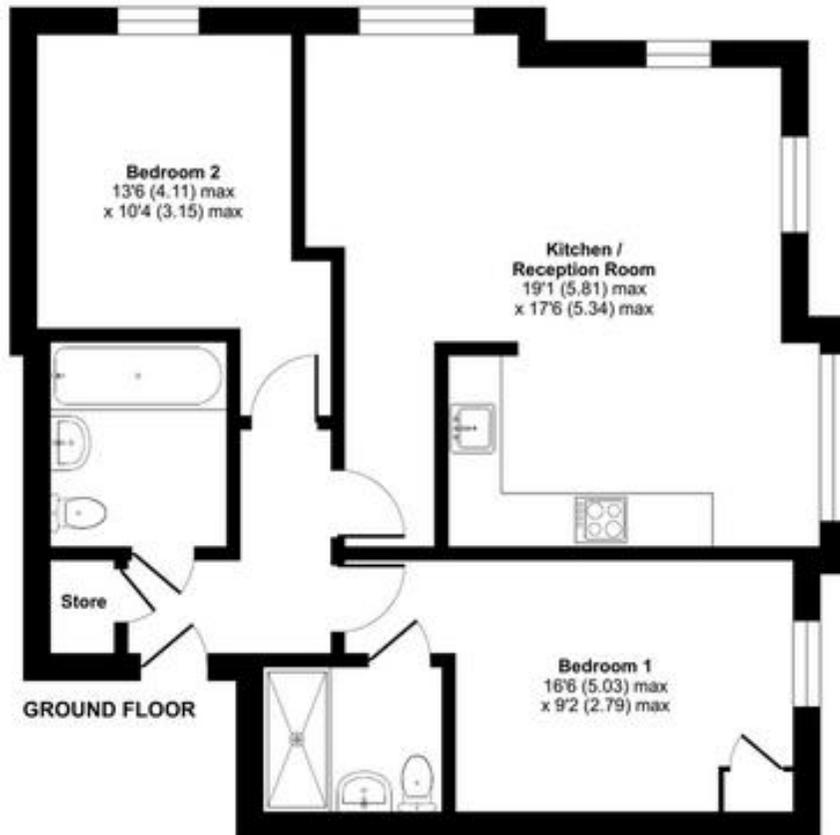


Commuters will appreciate that there are two mainline stations within a mile of the property, with direct routes to London and Gatwick. Horsham's bustling town centre is just under two miles away, offering a wide range of shops, bars and restaurants. There are cinemas, gyms, schools and all local services within easy reach.



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Approximate Area = 727 sq ft / 67.5 sq m
For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.