



30 Springfield Park North Parade, Horsham

Guide Price **£700,000**


Henry Adams
estate agents

30 Springfield Park North Parade

Horsham

Presented to the market with vacant possession and no onward chain, this spacious four-bedroom end-of-terrace townhouse is set within a private, gated development in a sought-after area of Horsham. Arranged over three floors, the property offers generous and versatile accommodation, making it ideal for families, while its location provides easy access to Horsham town centre and excellent transport links.

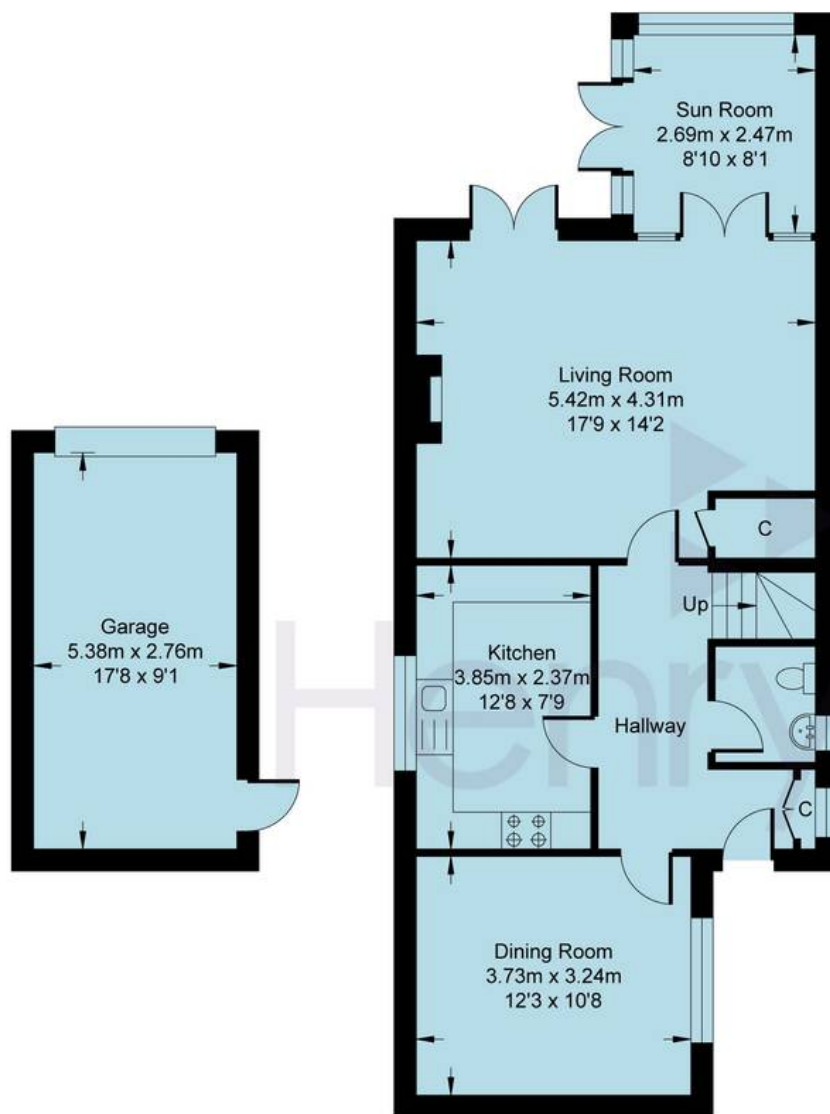
The ground floor features a welcoming entrance hall leading to a spacious living room with French doors opening onto the rear garden. A bright garden room provides an additional reception space, while a separate dining room offers an ideal setting for family meals and entertaining. The modern kitchen is well-appointed and designed for both everyday living and hosting guests.

The first floor provides two well-proportioned bedrooms, both benefiting from built-in wardrobe space. The principal bedroom enjoys a Juliet balcony and stylish ensuite bathroom, while the second bedroom also has its own ensuite shower room, providing excellent comfort and privacy.

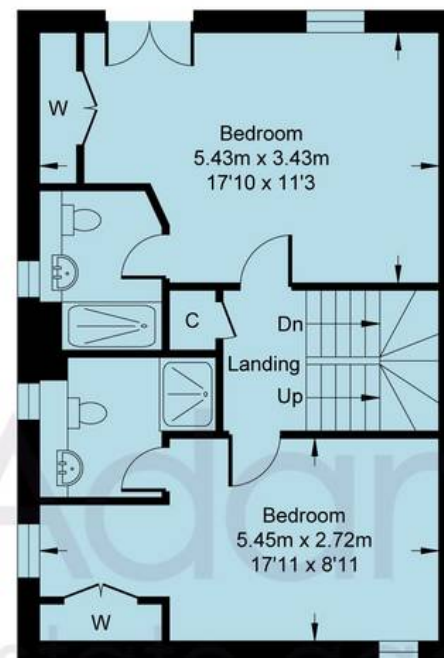
The top floor offers two further bedrooms, each with built-in wardrobe space, together with a family bathroom. This level provides flexible accommodation for children, guests or those requiring additional home working space.



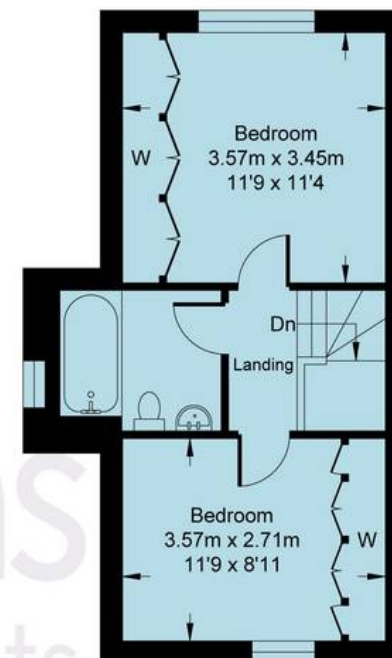




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Springfield Park, North Parade

Approximate Internal Area = 1511 sq ft / 140.38 sq m

Garage = 160 sq ft / 14.85 sq m

Total = 1671 sq ft / 155.23 sq m

For identification only - not to scale



Outside, the private courtyard garden provides a pleasant setting for outdoor dining and entertaining, with direct access from the living room and garden room. The garden room further enhances the property's versatility and could be used as a home office, studio or gym. To the front, there is a garage en bloc and allocated parking space, with additional visitor parking available within the gated development.

The property's location is a particular highlight. Horsham town centre is within easy reach, placing a wealth of shops, cafés, restaurants and everyday amenities close at hand. Horsham railway station is approximately 0.8 km away, offering excellent connections to London and the surrounding areas. Combining the security and exclusivity of a private gated development with spacious three-storey accommodation, excellent built-in wardrobe space and convenient access to the town centre, this impressive townhouse presents an excellent opportunity for modern family living.

Location: Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Management fee £1050.00 (approx) per annum (Communal Gardens etc)

Council Tax band: G / Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.