

Parsonage Road, Horsham, West Sussex, RH12 4AN

woodlands

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£275,000







A beautifully presented two double bedroom, two bathroom apartment, offered for sale with no onward chain and ideally positioned for easy access to Horsham town centre, excellent transport links and some of the area's most popular amenities and countryside walks.

Perfectly suited to modern living, this stylish apartment combines generous proportions with contemporary finishes and an excellent sense of space throughout. With both Horsham and Littlehaven railway stations within approximately a mile, as well as Horsham Park and the town centre close by, the location is particularly appealing to commuters, first-time buyers and those looking for a convenient lifestyle with everything close at hand. The property is presented in excellent order and requires little more than for its new owners to move straight in and enjoy.

A secure entry phone system provides access to the development, with the apartment itself opening into a spacious and welcoming hallway. There is useful built-in storage here, while the hallway also provides access to all of the accommodation. At the heart of the home is an impressive open-plan living and kitchen space, cleverly arranged to provide distinct areas for both relaxing and dining. The contemporary kitchen is particularly well appointed, featuring a comprehensive range of wall and base units, generous work surfaces and a selection of integrated appliances including a new washing machine, creating a smart and practical space for everyday living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom enjoying the added luxury of a modern en suite shower room. A separate guest bathroom, finished to the same high standard, serves the second bedroom and wider living accommodation.

Outside, the property benefits from an allocated parking space, together with additional visitor parking available within the development. The apartment is also surrounded by well-maintained communal gardens, providing attractive landscaped areas for residents to enjoy.

The location is a real highlight. Horsham is a thriving and historic market town, offering an excellent mix of national retailers and independent businesses, including John Lewis and Waitrose. The twice-weekly award-winning markets in the Carfax provide the opportunity to browse local produce and enjoy the atmosphere of the town centre.

For commuters, the location is particularly convenient, with Horsham railway station within easy reach and providing direct services to Gatwick in around 17 minutes and London Victoria in approximately 56 minutes. Road connections are equally accessible, with the M23 providing a straightforward route towards the M25 and wider motorway network.

With its combination of stylish accommodation, two bathrooms, allocated parking, no onward chain and an enviable location close to both the town centre and excellent transport links, this is a superb opportunity to acquire a modern apartment in one of Horsham's most popular areas.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING/DINING ROOM 17'6" x 17'8" (5.33m x 5.38m)

LIVING/DINING AREA 17'6" x 9'11" (5.33m x 3.02m)

KITCHEN AREA 12'7" x 7'5" (3.84m x 2.26m)

BEDROOM ONE 16'6" x 9'1" (5.03m x 2.77m)

EN-SUITE SHOWER ROOM 7'0" x 4'11" (2.13m x 1.50m)

BEDROOM TWO 10'5" x 13'5" (3.18m x 4.09m)

BATHROOM 6'5" x 7'0" (1.96m x 2.13m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

OUTGOINGS

LEASE LENGTH: 114 YEARS

SERVICE CHARGE: £1,900 PER ANNUM

GROUND RENT: £300 PER ANNUM

NO ONWARD CHAIN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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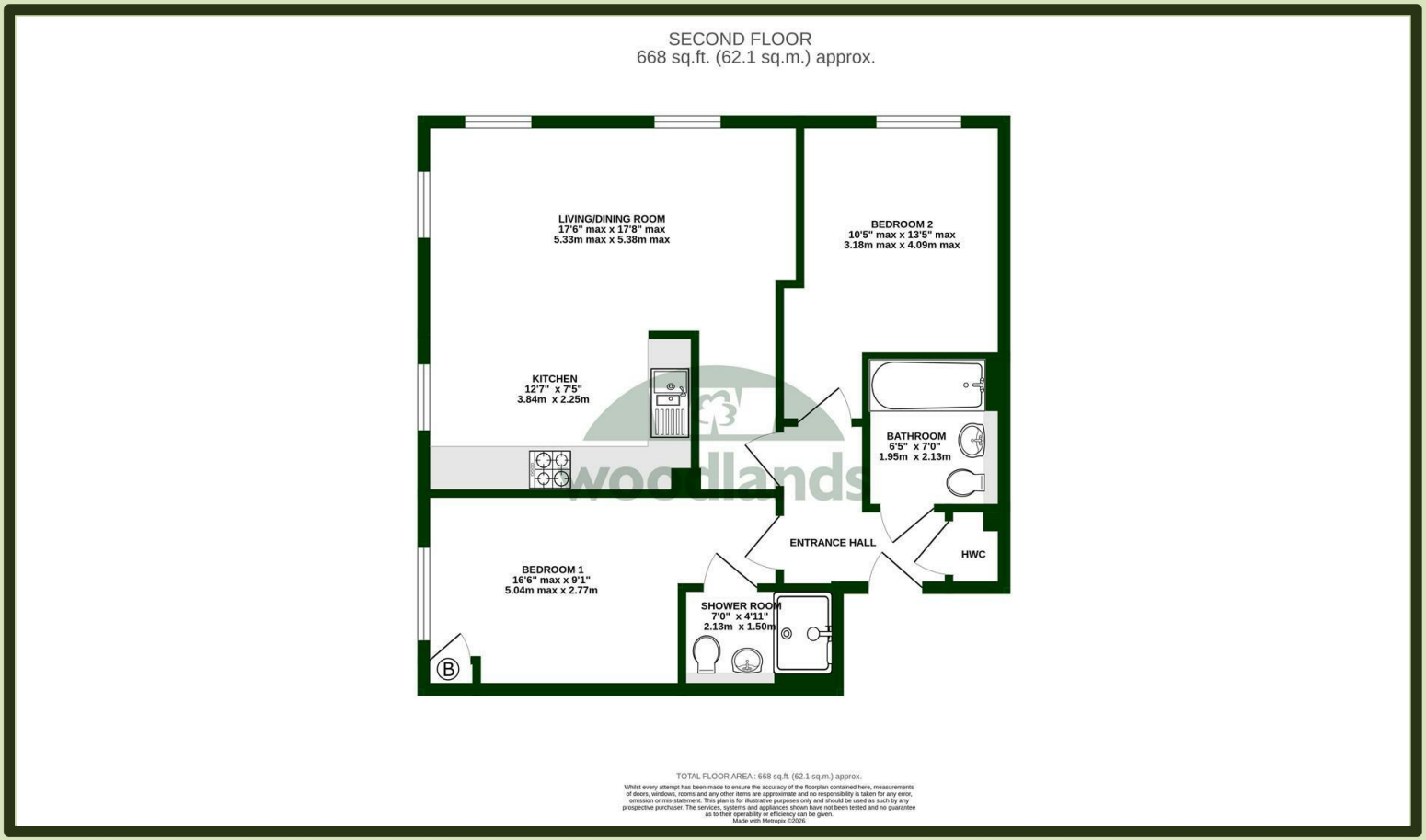



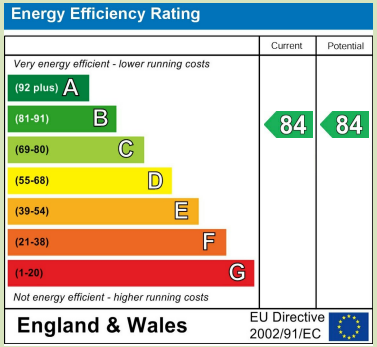

DIRECTIONS: From Horsham Town Centre head North along North Street. At the Railway Station go straight ahead at the roundabout and over the railway bridge. At the next roundabout go straight ahead into Kings Road and at the next roundabout turn left into Parsonage Road.

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.

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