



3 Parkside Mews
Horsham, West Sussex, RH12 2SA
Guide Price £500,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

3 Parkside Mews, Horsham, West Sussex, RH12 2SA

A rarely available three bedroom mews house, situated within a highly sought-after and exclusive development on the eastern fringe of Horsham Park, conveniently positioned just a short walk from Horsham railway station and approximately five minutes from the town centre. Offered to the market with no onward chain, this individual home provides bright and versatile accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall with useful understairs storage, cloakroom, spacious dual-aspect sitting room with an open fireplace and French doors opening onto the rear garden, a well-equipped kitchen overlooking the garden, and a versatile dining room which is currently utilised as a ground floor bedroom. To the first floor, there is a generous principal bedroom with fitted wardrobes and en-suite shower room, a further double bedroom with fitted wardrobe, a well-proportioned single bedroom, and a family bathroom. The property benefits from gas-fired central heating, double glazing, and enjoys a private rear garden, all within one of Horsham's most desirable and conveniently located developments.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. 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.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall providing a practical space for coats and shoes, with useful understairs storage, a radiator, stairs rising to the first floor, and doors leading to the cloakroom, sitting room, dining room, and kitchen.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin with mixer tap. Additional features include a radiator, obscured front-aspect window, and high-level fuse board.

Kitchen

Well-appointed with a range of eye and base-level units and drawers complemented by work surfaces. Integrated electric oven with four-burner gas hob and concealed extractor hood above, together with space and plumbing for a dishwasher and washing machine, space for a tumble dryer, and space for a fridge/freezer. A stainless steel sink and drainer with mixer tap sits beneath a rear-aspect window overlooking the garden. Further features include tiled splashbacks, a cupboard housing the gas-fired boiler, tiled flooring, inset downlighting, and a radiator.

Sitting Room

A spacious and particularly bright dual-aspect reception room featuring French doors opening directly onto the rear garden and an additional side-aspect window. The room also benefits from a feature open fireplace, radiator, and media points.

Dining Room

Currently arranged as a ground-floor bedroom, this versatile room was originally designed as a dining room and could equally serve as a home office, playroom, or additional bedroom. Front-aspect window and radiator.

Stairs rise from the entrance hall to the first-floor landing, where there is an airing cupboard, loft access hatch, and doors leading to all bedrooms and the family bathroom.

Principal Bedroom

A generous double bedroom with rear-aspect window, radiator, two fitted double wardrobes, and a door leading to the en-suite shower room.

En-Suite Shower Room

Comprising a shower enclosure, low-level WC, wash hand basin, radiator, extractor fan, and inset downlighting.

Bedroom 2

A further spacious double bedroom with front-aspect window, radiator, and fitted double wardrobe.

Bedroom 3

A well-proportioned single bedroom with rear-aspect window and radiator.

Family Bathroom

Fitted with a white suite comprising an enclosed panel bath with mixer tap and shower over, low-level WC, and pedestal wash hand basin with mixer tap. Additional features include a radiator, shaver point, obscured front-aspect window, inset downlighting, and extractor fan.

Outside

To the front, the property is approached via a brick-paved pathway leading to the covered entrance porch, with attractive, well-stocked shrub and flower borders. A side gate provides access to the rear garden. The rear garden offers a good degree of privacy and is predominantly laid to lawn, enclosed by mature hedging and fencing. Immediately adjoining the property is a paved patio, providing an ideal space for outdoor dining and entertaining, and there is a timber shed. Covered allocated parking is provided to the front of the property.

Additional Information

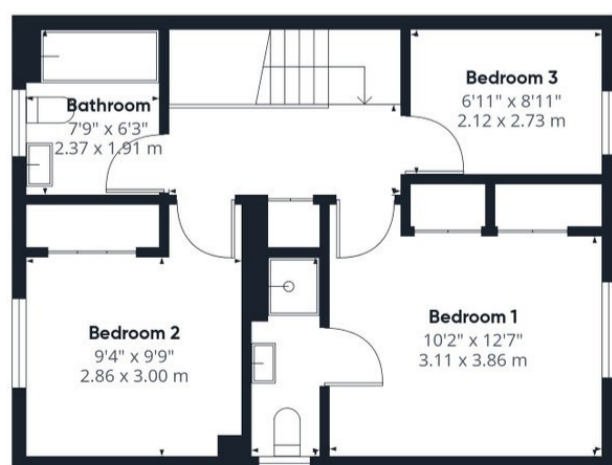
EPC - D
Council Tax Band - C
Estate Charge - TBC

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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.



Ground Floor

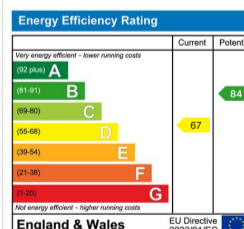


Floor 2



Approximate total area^m

991 ft²
92 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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