



# Sales.

Denne Park House,  
Horsham, RH13 0AZ

**Guide Price**  
**£150,000**



# Denne Park House, Horsham, RH13 0AZ



**\*\*The service charge is paid till September 2027 and covers all hot water and heating costs\*\***

**Own a Piece of History:  
Stunning Studio in a Grade II Listed Country Manor  
Share of Freehold  
No Onward Chain**

Escape the ordinary with this beautifully presented first-floor studio apartment, nestled inside a historic 17th-century country estate. Approached via a breathtaking, 600-metre tree-lined driveway,

Denne Park House offers the perfect blend of grand, peaceful countryside living and effortless modern convenience. Whether you are looking to take your first step onto the property ladder, securing a hassle-free rental investment, or looking for a lock-up-and-go commuter base, this property punches well above its weight

### The Highlights

- **Historic Charm:** Set within an estate built circa 1605, rich with heritage and character.
- **Share of Freehold:** Enjoy long-term stability with a 937-year lease and ownership in the building.
- **Bespoke Space Maximisation:** Cleverly designed with a hand-built platform bed and integrated storage, leaving a generous footprint for living and a dedicated workspace.
- **No Onward Chain:** Move in quickly without the stress of a property chain.
- **All-Inclusive Comfort:** Heating and hot water are covered within the quarterly service charge, ensuring simple, predictable budgeting.



### Step Inside

The apartment welcomes you with a private entrance hall leading into a bright, airy studio room that boasts elevated, sweeping views over pristine landscaped estate grounds.

- **The Living Space:** Features a premium, custom-crafted mezzanine bed setup that leaves a wide, open recess underneath—perfect for a home office desk or media console. (Which is removable)
- **The Kitchen:** A separate, fully equipped kitchen featuring integrated appliances, keeping your cooking and living spaces beautifully distinct.
- **The Bathroom:** A clean, modern white three-piece suite complete with an over-bath shower.

### The Estate Grounds & Parking

Living here means inheriting acres of professionally manicured communal gardens. Take a morning stroll past the mature estate pond, enjoy summer barbecues in the dedicated outdoor seating areas, or relax on a park bench with a book.

- Generous, unallocated resident and visitor parking.
- Rolling lawns and ancient trees surrounding your home.

Viewing arrangements by appointment through:

**Brock Taylor**  
01403 272022  
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**Floor Plan**  
Floor area 25.0 sq.m. (269 sq.ft.)

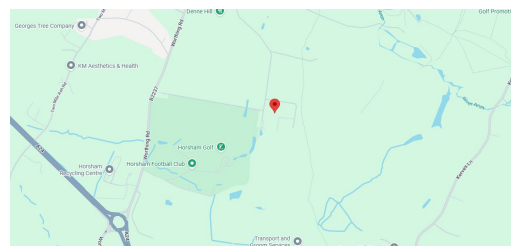
Total floor area: 25.0 sq.m. (269 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

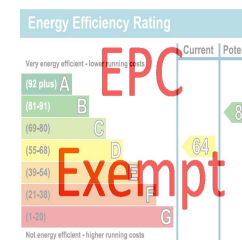


 <b>Buses</b> 14 minute walk	 <b>Shops</b> Waitrose 20 minute walk	 <b>Trains</b> Christ's Hospital 2.5 miles
 <b>Sport &amp; Leisures</b> Horsham Golf & Fitness 1.2 miles	 <b>Rental Income</b> £9.75 pcm	 <b>Schools</b> n/a
 <b>Fibre Broadband</b> Up to 38 Mbps	 <b>Roads</b> M23 8.5 miles	 <b>Council Tax</b> Band A (Highly affordable)

### Map Location



### EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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