

Parsonage Road, Horsham, West Sussex, RH12 4AN

£2,600 Per Month

Council Tax Band: F

**OL**  
Open House  
estate agents





LOCATION

We are delighted to bring to the market this stylish, three/four double bedroom property in a central location in Horsham. Situated on a small, residential development built by Linden Homes the property was completed in 2016. It is just a 15 minute walk to Horsham station and Horsham park and Horsham town centre, with its wealth of shops, cafes and restaurants, is just over a mile away. It is also within walking distance of very good primary and secondary schools.

PROPERTY

You enter this wonderful home into a large hallway with plenty of cupboard space to store coats and shoes. The WC is off to the right and there is a study/bedroom 5 to the front of the property. Directly ahead is the entrance into the stunning open plan downstairs living space. The kitchen is a great size with integrated appliances and a large range of white gloss base and wall units. The dining/living space can easily accommodate a large table and sofas. French doors lead out to the garden and rear access to the parking area. To the first floor is a double bedroom to the rear and a large room to the front which could be used as either a fourth double bedroom or as a living room. There is a family bathroom on this floor with bath and large walk-in shower. On the second floor are two more large double bedrooms, the huge master bedroom, to the front, has a stylish en-suite shower room. The other bedroom has a large expanse of built-in wardrobes. This spacious home has great-sized bedrooms, plantation shutters and fabulous living accommodation and an internal viewing is highly recommended.

OUTSIDE

A path leads to the front door and there are black railings to the front of shrub borders. The rear garden is completely paved making it very low maintenance. There is a shed and gated rear access to the parking area. There are two allocated parking spaces and numerous visitor spaces



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Total area: approx. 148.3 sq. metres (1596.2 sq. feet)

Total measurements include garage  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	