



**Park Terrace West Gardens  
Horsham, RH12 1HY**

**Offers In Excess Of  
£425,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Park Terrace West Gardens , Horsham RH12 1HY



### LOCATION

Located on a peaceful street in central Horsham, Park Terrace West Gardens is within walking distance of the town centre and train station, offering exceptional convenience without compromising on tranquillity. The area is well-served by shops, cafes, schools, and scenic green spaces - perfect for families or professionals. Horsham Park and local amenities are just moments away, making this an ideal location for those seeking a calm residential setting with excellent town access.

### PROPERTY

This beautifully maintained Victorian home has been tastefully extended to the rear to include a dining area, utility space, and a modern downstairs shower room. The living area is warm and inviting, with period charm enhanced by contemporary updates. Upstairs, the property offers two double bedrooms and a large family bathroom complete with bath and separate shower. The home is decorated in a clean, neutral palette and benefits from quality flooring and natural light throughout. Each room is well-proportioned and thoughtfully laid out, creating a welcoming and practical living space with clear attention to detail

### OUTSIDE & PARKING

The front garden is neatly landscaped and the rear garden offers a private, enclosed space with patio ideal for outdoor dining or relaxation. The front and rear gardens are well-kept with boundary fencing and mature borders. There is on-street parking available, and the rear garden may offer scope for private parking, subject to the relevant consents. The outdoor areas complement the property's character while offering low-maintenance, usable space.





**Buses**

2 minute walk



**Shops**

Town Centre  
5 minute walk



**Trains**

Horsham  
9 minute walk



**Airport**

Gatwick  
14.5 miles



**Roads**

M23  
6.8 miles



**Sport & Leisure**

Pavilions in the Park  
8 minute walk



**Rental Income**

£1,700 pcm



**Schools**

St Mary's CofE Primary  
Kingslea Primary  
The Forest School



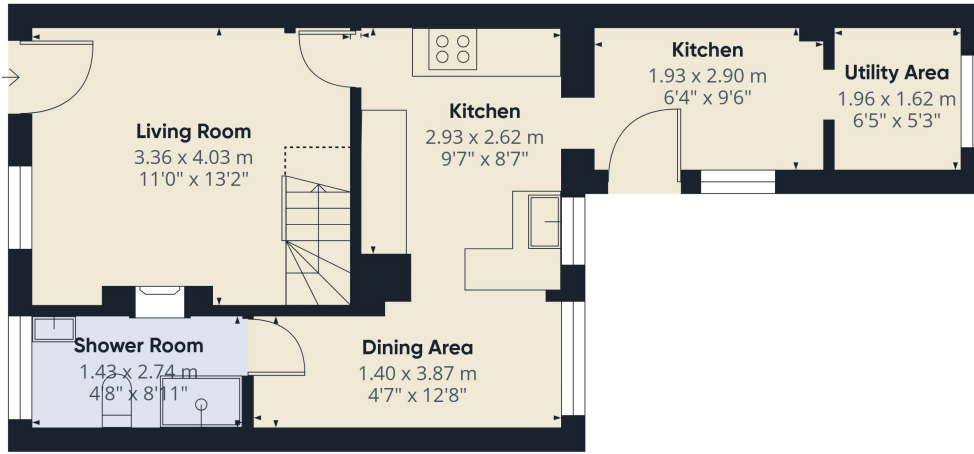
**Broadband**

Up to 2000 Mbps



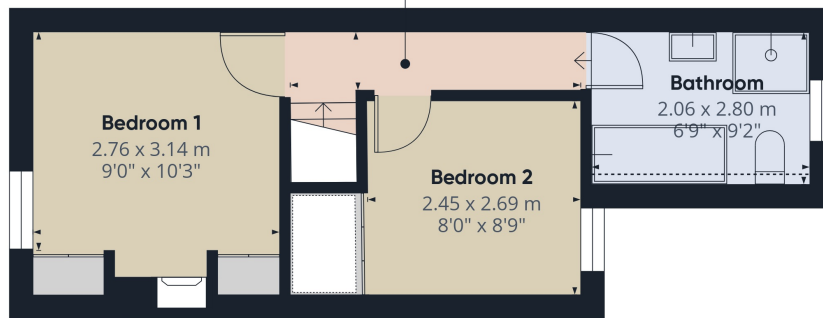
**Council Tax**

Band C



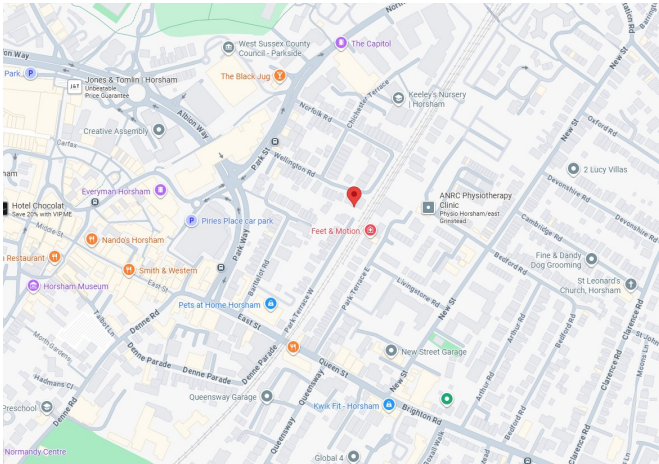
Ground Floor

**Landing**  
0.80 x 3.62 m  
2'7" x 11'10"



Floor 1

### Map Location



**Total Approximate Floor Area**  
**715 sq.ft. / 67 sq.m.**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**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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**2-6 East Street, Horsham, West Sussex, RH12 1HL**

