



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

**Offers In Excess Of
£410,000**

**01403 272022
brocktaylor.co.uk**

**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 a short walk of Horsham town centre and train station, in a peaceful conservation area. Horsham offers a wide selection of shopping facilities, from independent retailers to major High Street brands, including John Lewis, and a bi-weekly market. There is also an excellent selection of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol Theatre, that is being refurbished before its grand re-opening in December. Horsham's main line station is only a short walk from the house and offers a direct service to London Victoria (55 minutes), with additional access to Brighton and the South Coast.

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, with a refitted kitchen, equipped with a range of contemporary Shaker-style units, with wood block work surfaces. The first floor features two double bedrooms and a large

family bathroom complete with a freestanding roll-top bath on raised feet and a separate shower cubicle. 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



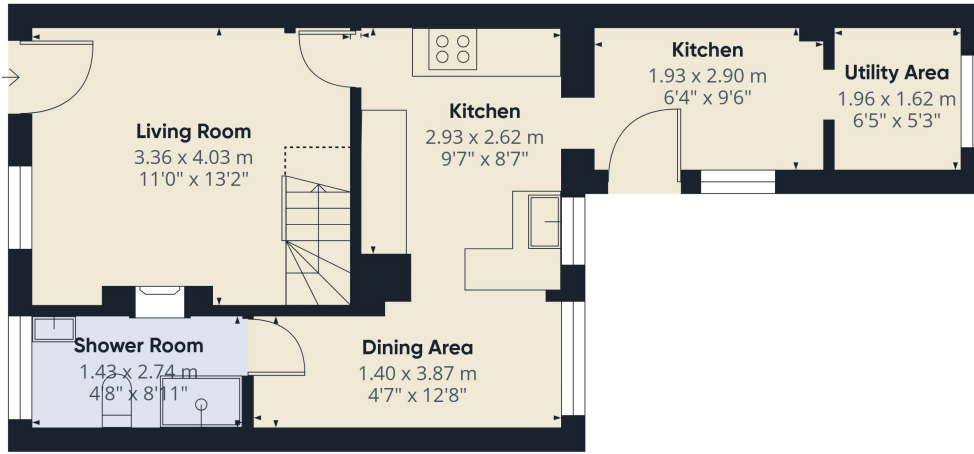
Broadband

Up to 2000 Mbps

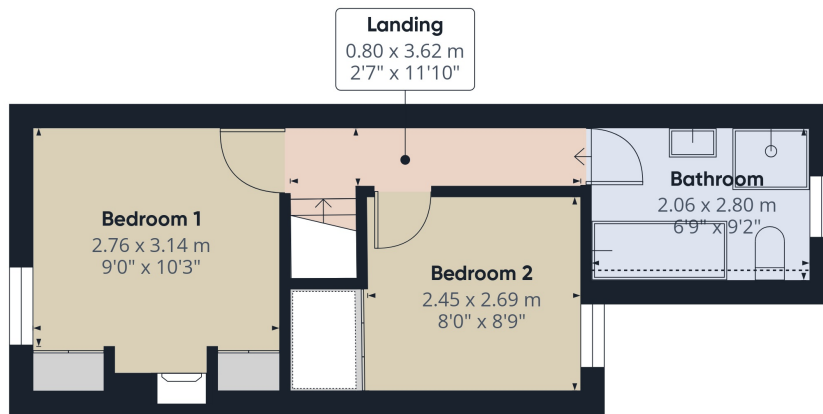


Council Tax

Band C



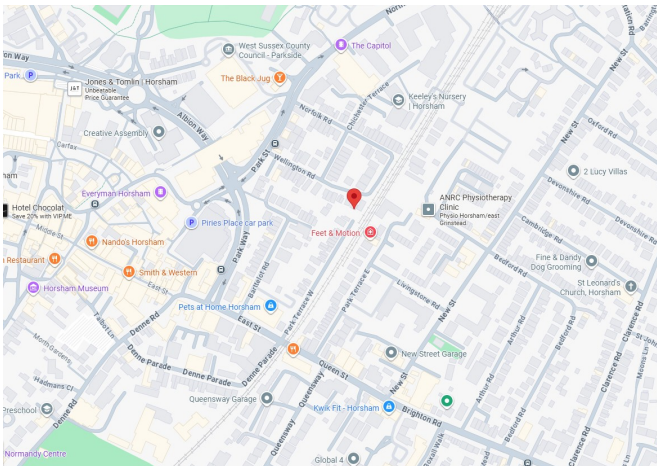
Ground Floor



Floor 1

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

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

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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

