



**Parsonage Road,
Horsham, RH12 4AN**

**Offers In Excess Of
£575,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Situated in a well-connected and convenient part of Horsham, this impressive home is ideally placed for access to the town centre, local amenities and excellent transport links. Horsham offers a wide range of shops, restaurants, cafés and leisure facilities, together with a mainline station providing direct services to London, making it particularly appealing to commuters. The area is also popular with families, benefitting from reputable schools and nearby green spaces. Combining modern living with everyday practicality, this location offers a strong balance of accessibility and lifestyle, with the surrounding road links and local facilities ensuring the property is well suited to a wide range of buyers.

PROPERTY

Tenure: Freehold

This beautifully presented four-bedroom modern townhouse offers spacious, versatile accommodation arranged over three floors, ideal for family living. Finished to a high standard throughout, the property features bright, neutral décor, high ceilings and well-proportioned rooms creating a strong sense of space and light.

The ground floor forms the heart of the home, comprising a stylish open-plan kitchen living area. Thoughtfully designed with sleek cabinetry, modern fittings and ample worktop space, the kitchen is both practical and visually appealing, perfectly suited to everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection. This floor also benefits from a versatile fourth bedroom or home office, ideal for remote working, along with a convenient downstairs WC.

On the first floor, there is a generous living room featuring two Juliette balconies, allowing for an abundance of natural light and adding to the sense of openness. This level also includes a well-proportioned bedroom and a contemporary family bathroom.

The second floor hosts the principal bedroom, which is particularly well appointed with fitted wardrobes and a stylish en suite shower room. A further bedroom is also located on this floor, offering flexibility for family living or guest accommodation.

The bathrooms throughout the property are modern and well finished, featuring clean, contemporary fittings. Overall, the property is presented in excellent condition, allowing a buyer to move straight in.

This is a well-balanced and thoughtfully arranged home that combines comfort, space and modern styling, perfectly suited to today's lifestyle needs.

OUTSIDE & PARKING

Externally, the property enjoys a smart and attractive frontage with classic railings and a handsome modern façade that gives the house excellent kerb appeal. To the rear, the garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring generous paved terraces, raised levels and a covered seating area that creates an ideal space for outdoor dining or entertaining. The outside space feels private and well enclosed, while still offering room for planting and relaxation. Parking is a further advantage, with 2 allocated spaces and visitor parking adding convenience for both homeowners and visiting guests.

ADDITIONAL INFORMATION

Estate Management Charge: £46 per month

AGENTS 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.





Buses

8 minute walk



Shops

Budgens
11 minute walk



Trains

Horsham – 0.7 miles
Littlehaven – 1 mile



Airport

Gatwick
11.3 miles



Roads

M23
5.7 miles



Sport & Leisures

Pavilions in the Park
0.9 miles



Rental Income

£2,000 pcm



Schools

North Heath Primary
Kingslea Primary
The Forest School



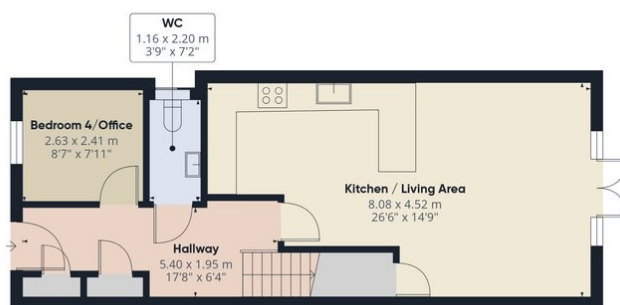
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band F



Ground Floor



Floor 1

Floor 2



Approximate total area⁽¹⁾
137.4 m²
1480 ft²

(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.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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