



Denne Parade, Horsham, West Sussex, RH12 1BN



woodlands



This attractive modern two bedroom apartment is positioned in the heart of the historic market town of Horsham. Denne Parade is a real hidden gem - tucked back from the hustle and bustle of the vibrant high street, this is a residential street with a lovely mixture of period properties and modern apartments.

The town centre is just a short walk away, with a vibrant mix of boutique shops, independent and major high street retailers, and an abundance of restaurants and bars all on your doorstep. The area is noted for its outstanding natural beauty with St Leonards Forest and the South Downs national park within easy reach. With excellent schools, and easy access to major transport links, you can see why so many choose to settle down here.

Accessed by secure entry system, the property is positioned on the first floor. An entrance hall with two large cupboards provides plenty of storage for coats and shoes. Both bedrooms are generous doubles, with bedroom two also benefiting from fitted cupboards. The main living space is a generous size, with plenty of room for both living room and dining room furniture. The kitchen is to the rear and is well appointed with a good range of base and wall units, as well as integrated appliances. A family bathroom completes the internal accommodation, whilst the property also benefits from an allocated parking space.

Offered to the market with no onward chain.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

SECURE ENTRY SYSTEM

STAIRS TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 18'01" x 11'10" (5.51m x 3.61m)

KITCHEN 6'07" x 12'08" (2.01m x 3.86m)

BEDROOM ONE 11'09" x 10'10" (3.58m x 3.30m)

BEDROOM TWO 12'10" min x 8'08" (3.91m min x 2.64m)

BATHROOM 6'05" x 7'03" (1.96m x 2.21m)

OUTSIDE

ONE ALLOCATED PARKING SPACE

OUTGOINGS

LEASE LENGTH: 117 YEARS

SERVICE CHARGE & GROUND RENT: £152.47 PER MONTH

BROKEN DOWN AS:

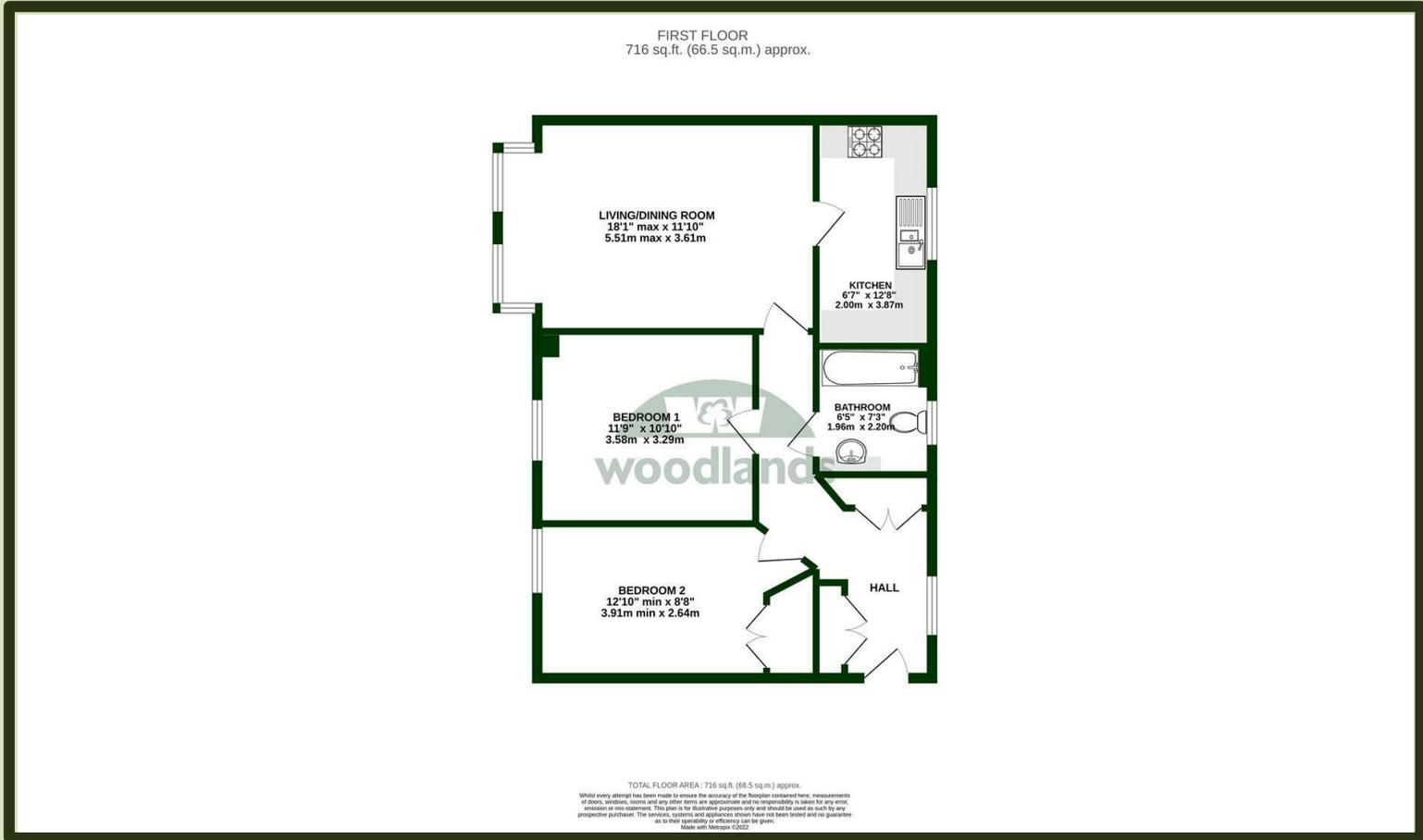
SERVICE CHARGE: £135.80 PER MONTH

GROUND RENT: £16.67 PER MONTH

NO ONWARD CHAIN



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LOCATION: Denne Parade is just a short walk from the centre of the historic market town of Horsham - a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. A stone's throw away is East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. The property also falls within the school catchment for Millais Girls and Forest Secondary schools, and is equally close to the former Collyer's grammar school, now a large sixth-form college. Despite the central location, it is just a short walk from Chesworth farm offering idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham town centre turn right at the traffic lights and then right at the next set of lights leading into Denne Road. Continue round the left hand bend and pass National Tyres on your left hand side. Turn left into Denne Parade.

COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property
NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.