



Denne Parade, Horsham, West Sussex, RH12 1JD



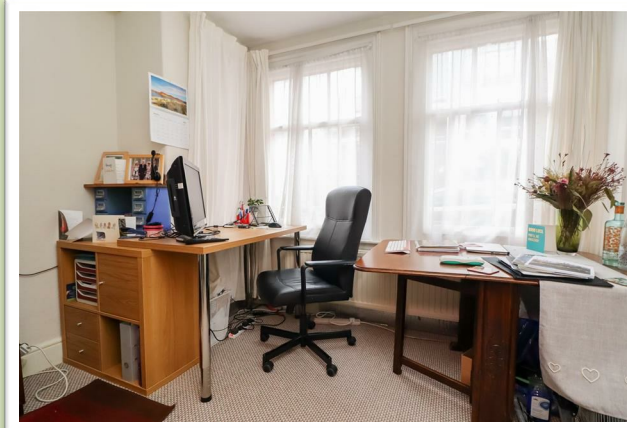
woodlands



Being brought to the market with no onward chain, this spacious ground floor one bedroom apartment will benefit from a newly established share of freehold lease and is likely to appeal to a host of buyers from first time buyers, downsizers and also professional investors looking for a property that would attract a strong yield and long term tenant.

Positioned in the heart of the historic market town of Horsham, Denne Parade is a hidden gem, tucked back from Denne Road, this is a residential street with a mixture of period properties like this one, and attractive modern apartments. The town centre is just a short walk away, with an excellent range of both independent shops, bars and restaurants as well as more established major retailers including John Lewis and Waitrose.

Access is via a side door leading into an entrance hall with storage cupboard and additional storage under the stairs. The living room is a great size, with feature bay window and high ceilings, giving this room a wonderful feeling of light and space. Through the hallway, there is a good sized double bedroom, and an inner hallway leads to the rear of the property with a well equipped kitchen with rear access, and a bathroom with shower over bath and airing cupboard.



Externally, there is on-street parking by means of an annual parking permit and a rear garden, enjoying a southerly aspect making it a fantastic space for outdoor entertaining and al-fresco dining in the summer months.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

SIDE DOOR TO:

ENTRANCE HALL

LIVING ROOM 11'11" x 15'05" (3.63m x 4.70m)

BEDROOM 11'11" x 9'02" (3.63m x 2.79m)

KITCHEN 9'06" x 12'10" (2.90m x 3.91m)

REAR LOBBY 4'02" x 3'0" (1.27m x 0.91m)

BATHROOM 9'09" x 9'0" (2.97m x 2.74m)

OUTSIDE

REAR GARDEN

SHARE OF FREEHOLD

SUB LEASE: CURRENTLY BEING ARRANGED VIA SOLICITOR

NO ONWARD CHAIN

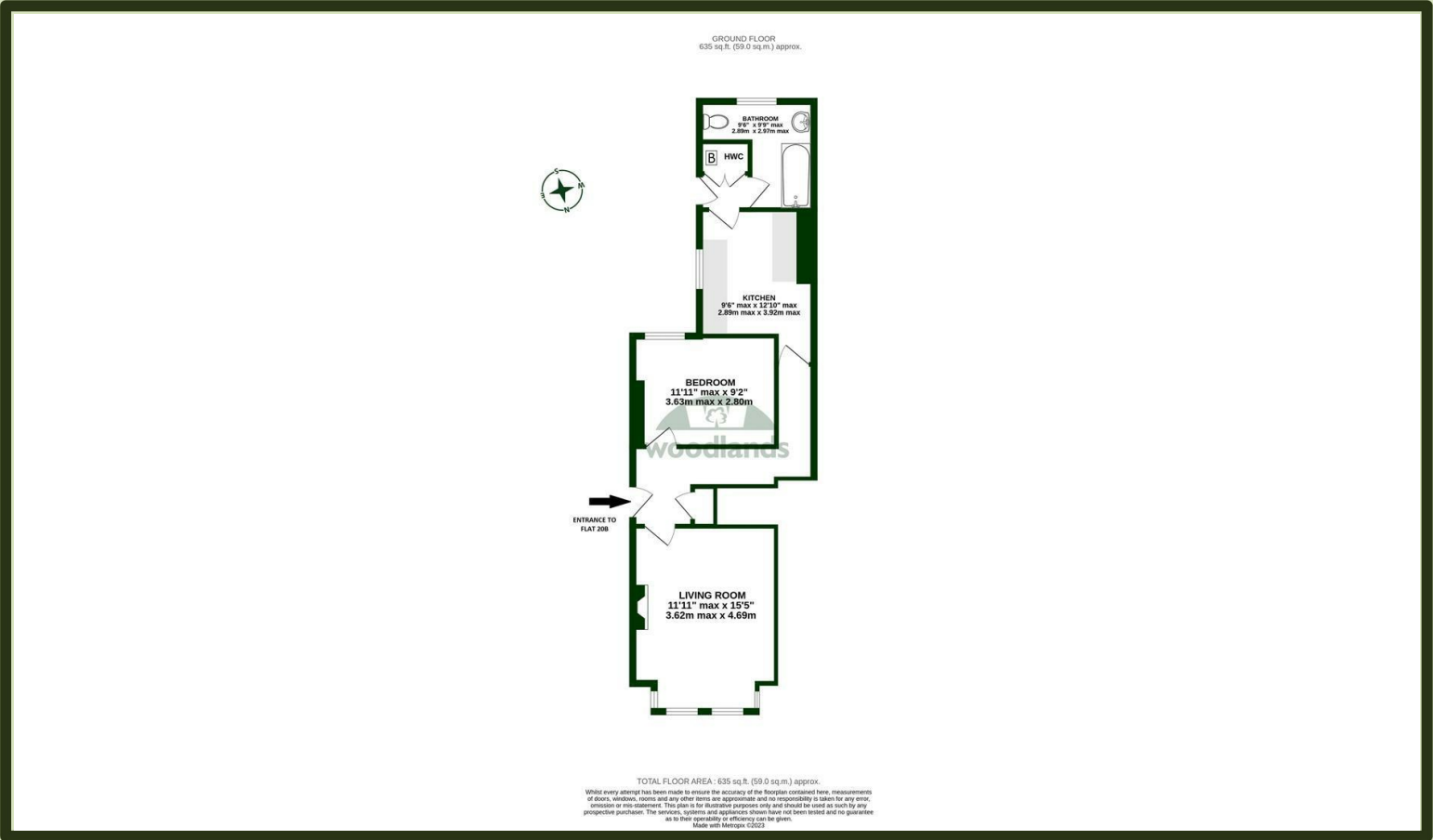
TOWN CENTRE LOCATION



www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



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.

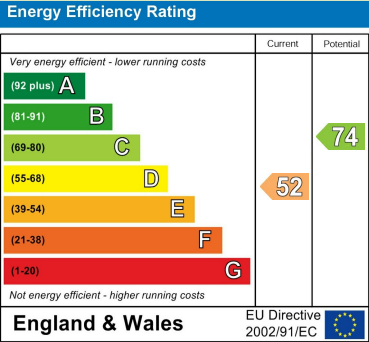
COUNCIL TAX: Band B.

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.



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.