



Denne Parade, Horsham, West Sussex, RH12 1JD



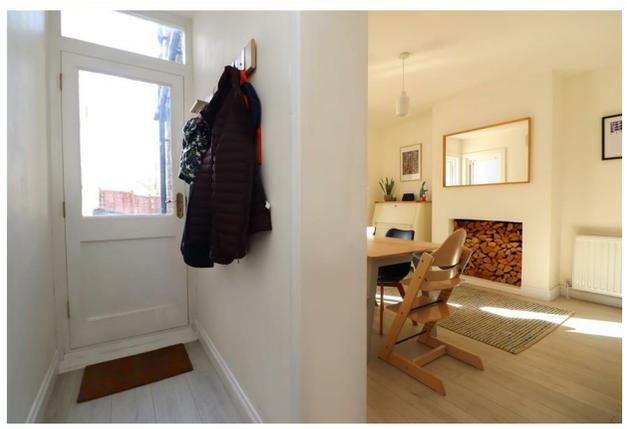
woodlands

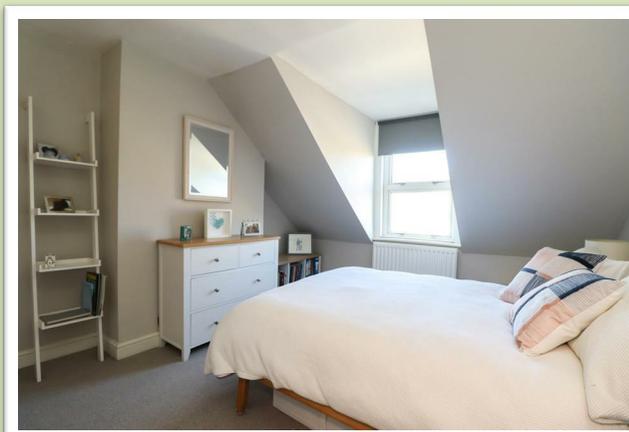


This attractive period property is positioned in the heart of the historic market town of Horsham. Denne Parade is a hidden gem, tucked back from Denne Road, this is a residential street with a mixture of period properties like this one, and attractive apartments. The town centre is just a short walk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

The property is accessed by a covered porch, leading into a hallway with door to the rear allowing access into the back garden. You immediately get a sense of scale with the property, with each room being a generous size. The front reception room features a beautiful bay window and wood burning stove. The dining room is spacious and has a useful storage cupboard under the stairs. This flows nicely into a kitchen with a great range of built-in appliances, and wall and base units. To the rear of the downstairs is a small cloakroom and door leading to the rear garden. The garden is triangular in shape, south facing and has a lovely patio area for entertaining as well as a small area of artificial lawn.

The first floor features a large principal bedroom, a beautifully presented bathroom with separate shower and corner bathtub, and there is an additional room on this floor that could act as either a small study area or perhaps a dressing room for the principal bedroom. To the top floor are two further double bedrooms, one with feature exposed brick chimney breast for added style.





Accommodation with approximate room sizes:

COVERED PORCH

HALLWAY

LIVING ROOM 11'3" max 10'1" min x 14'5" max 12'11" min (3.43m max 3.07m min x 4.39m max 3.94m min)

DINING ROOM 11'4" max 10'1" min x 13'2" (3.45m max 3.07m min x 4.01m)

KITCHEN 7'8" max 5;7" min x 14' max 10'7" min (2.34m max 1.52m;2.13m min x 4.27m max 3.23m min)

CLOAKROOM 4'2" x 3' (1.27m x 0.91m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'4" max 10'2" min x 12'11" (3.45m max 3.10m min x 3.94m)

DRESSING ROOM/STUDY 3'11" x 10' (1.19m x 3.05m)

BATHROOM 7' max 5'9" min x 10' (2.13m max 1.75m min x 3.05m)

SECOND FLOOR

LANDING

BEDROOM TWO 11'4" max 10'2" min x 13'3" (3.45m max 3.10m min x 4.04m)

BEDROOM THREE 11'4" max 10'2" min x 12'11" (3.45m max 3.10m min x 3.94m)

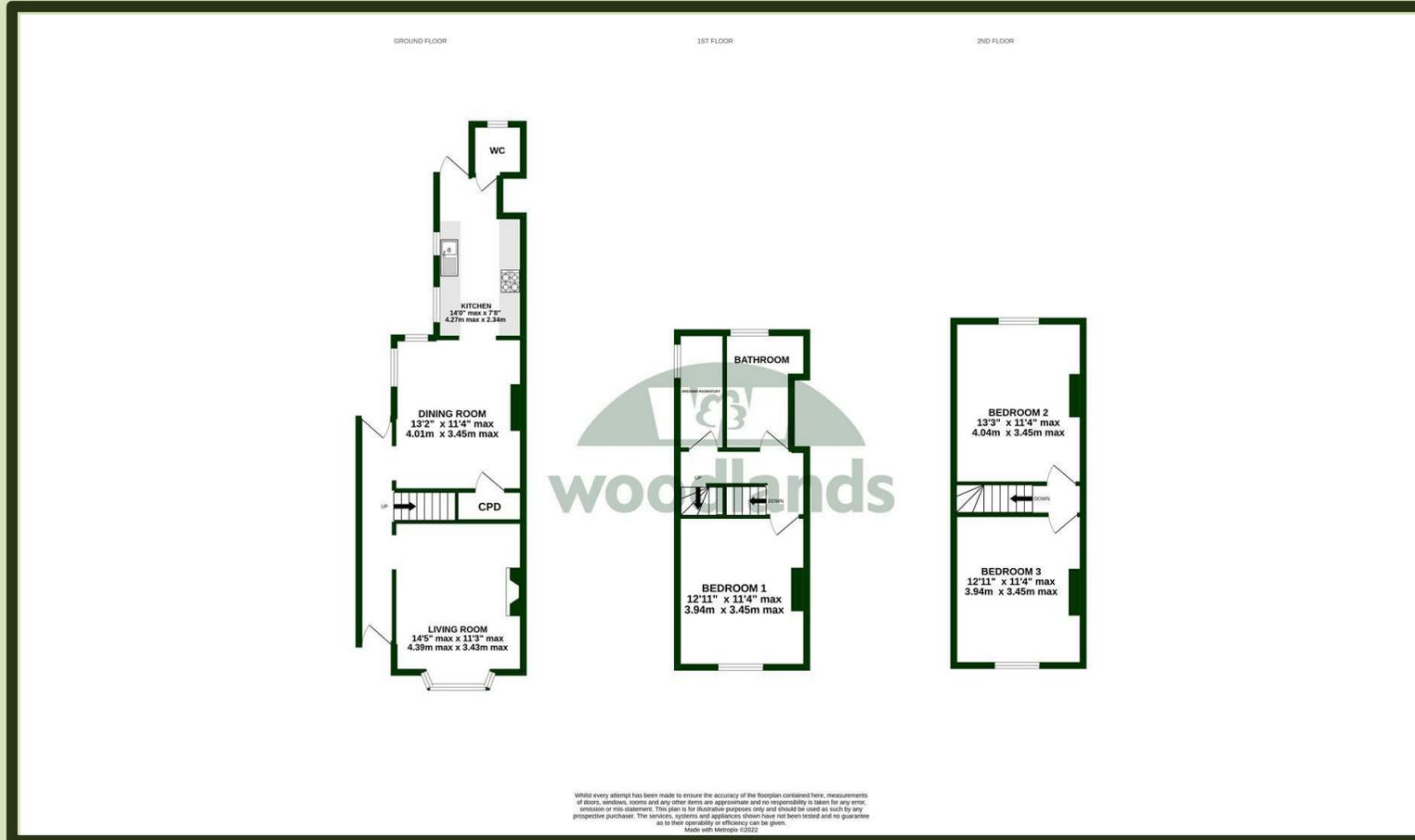
OUTSIDE

FRONT GARDEN

REAR GARDEN



www.woodlands-estates.co.uk



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.

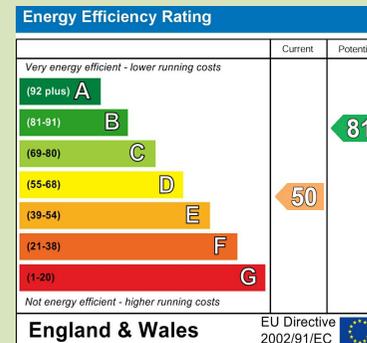
COUNCIL TAX: Band C.

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.



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.