



30 Denne Parade, Horsham – RH12 1JD

Guide Price £480,000 – £500,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms plus study/office
- 3 storey Edwardian house
- South facing garden
- Immaculately presented accommodation
- Superbly located and close to schools, walks, shops and transport links
- Fine view toward Denne Hill

A beautifully presented and spacious 3 double bedroom, 2 reception room, study, 3 storey semi detached Edwardian house with south facing garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



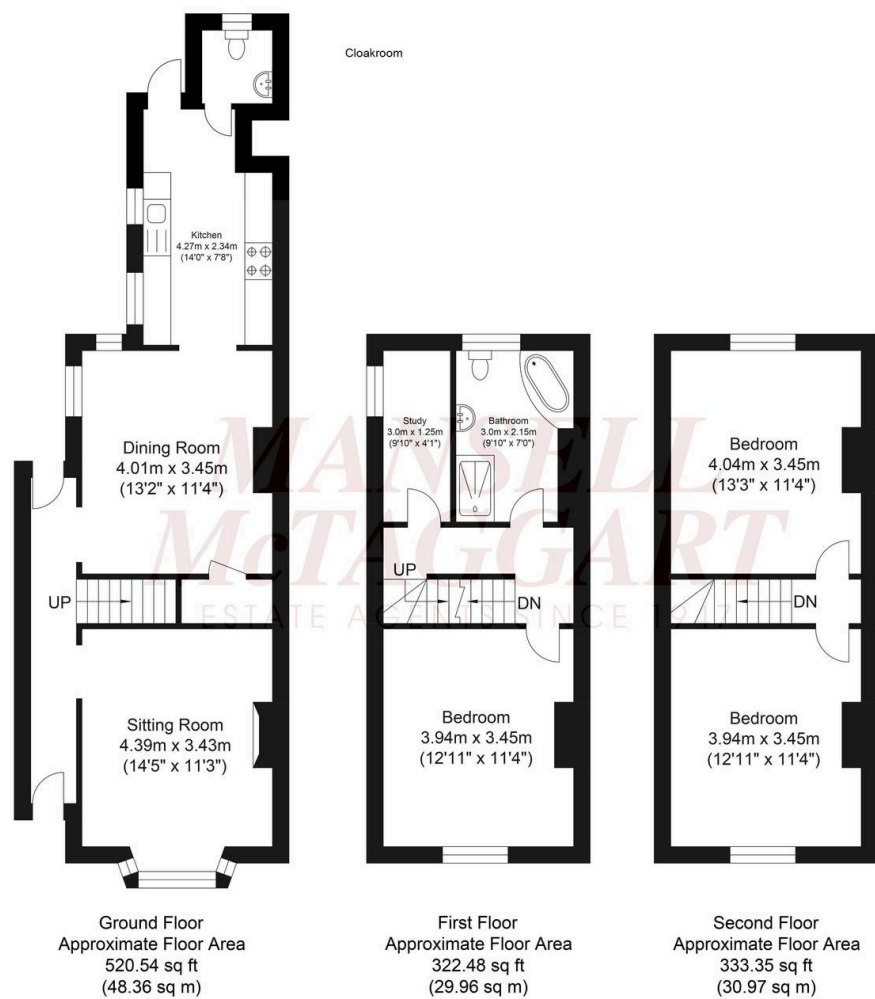


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A beautifully presented and spacious 3 double bedroom, 2 reception room, study, 3 storey semi detached Edwardian house with south facing garden. The property is situated in a most convenient position, within striking distance of excellent schools, major transport links, beautiful walks and the town centre. The accommodation comprises: entrance hallway with door to rear garden, bay fronted sitting room with wood burner, dining room with under stairs storage and kitchen refitted with an attractive range of units, integrated appliances and newly installed induction hob, separate cloakroom and rear access. On the first floor there is a useful study/office, well proportioned principal bedroom and good sized family bath/shower room fitted with a modern suite. On the top floor there are 2 super sized double bedrooms with one enjoying a pleasant outlook toward Denne Hill. Benefits include hand-made shutters, newly installed Glow Worm combination boiler (located in kitchen), double glazed windows, new loft ladder, high-grade insulation with raised boarding and vent tiles. The 52' x 14' (maximum measurement) south facing rear garden offers an excellent degree of privacy and is paved with flower and shrub beds and borders.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Gross Internal Area = 109.29 sq m / 1176.38 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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